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**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

Mrs Annwen Morgan
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 3 MAWRTH, 2021 am 1.00 o'r gloch yp	WEDNESDAY, 3 MARCH 2021 at 1.00 pm
CYFARFOD RHITHIOL	VIRTUAL MEETING
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752516 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard O Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
Robin Williams
1 x Sedd Wag/Vacant Seat

At present, this Committee is not being webcast live. A recording of the meeting will be made available on the Council's website as soon as possible.

A g e n d a

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

MEMBERS OF THE COMMITTEE

Councillors:-

John Griffith
Glyn Haynes
T LI Hughes MBE
K P Hughes
Vaughan Hughes
Richard O Jones (Is-Gadeirydd/Vice-Chair)
Eric Wyn Jones
Dafydd Roberts
Nicola Roberts (Cadeirydd/Chair)
Robin Williams

INDEX the link to the Public Register is given for each individual application as shown

1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES_(Pages 1 - 12)

To present the minutes of the virtual meeting of the Planning and Orders Committee held on 10 February, 2021.

4 SITE VISITS

None to be considered by this meeting of the Planning and Orders Committee.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED_(Pages 13 - 14)

6.1 FPL/2020/247 – Y Bryn Estate, Llanfaethlu
https://ioacc.force.com/s/papplication/a1G4H00000NB0iuUAD/fpl2020247?language=en_GB

At present, this Committee is not being webcast live. A recording of the meeting will be made available on the Council's website as soon as possible.

7 APPLICATIONS ARISING_ (Pages 15 - 38)

7.1 – FPL/2020/195 – Sea Shanty Café, Lon St Ffraid, Trearddur Bay

https://ioacc.force.com/s/papplication/a1G4H00000Mj7sXUAR/fpl2020195?language=en_GB

7.2 – FPL/2019/217 – Craig y Don Estate & Cherry Tree Close, Benllech

https://ioacc.force.com/s/papplication/a1G4H00000JsykpUAB/fpl2019217?language=en_GB

7.3 – VAR/2020/66 - Former Primary School, Pentraeth Road, Menai Bridge

https://ioacc.force.com/s/papplication/a1G4H00000NAksnUAD/var202066?language=en_GB

8 ECONOMIC APPLICATIONS

None to be considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS_ (Pages 39 - 42)

11.1 FPL/2021/7 – Prysan Fawr, Bodedern

https://ioacc.force.com/s/papplication/a1G4H00000NCZRtUAP/fpl20217?language=en_GB

12 REMAINDER OF APPLICATIONS_ (Pages 43 - 64)

12.1 – FPL/2021/1- Plas Alltran, 3 Turkey Shore Road, Holyhead

https://ioacc.force.com/s/papplication/a1G4H00000NCVUsUAP/fpl20211?language=en_GB

12.2 – LBC/2021/1- Plas Alltran, 3 Turkey Shore Road, Holyhead

https://ioacc.force.com/s/papplication/a1G4H00000NCWppUAH/lbc20211?language=en_GB

12.3 – FPL/2020/164 –Lleiniog Cottage, Penmon, Beaumaris

https://ioacc.force.com/s/papplication/a1G4H00000MiUpVUAV/fpl2020164?language=en_GB

13 OTHER MATTERS

None to be considered by this meeting of the Planning and Orders Committee.

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Planning and Orders Committee

Minutes of the virtual meeting held on 10 February 2021

- PRESENT:** Councillor Nicola Roberts (Chair)
Councillor Richard Owain Jones (Vice-Chair)
- Councillors John Griffith, Glyn Haynes, T LI Hughes MBE,
K P Hughes, Vaughan Hughes, Eric Wyn Jones, Dafydd Roberts
and Robin Williams.
- Councillor R A Dew – Portfolio Holder – Planning.
- IN ATTENDANCE:** Development Management Manager (NJ),
Planning Built and Natural Environment Manager (JIW),
Planning Officer (CR),
Development Management Engineer (Highways) (JAR),
Legal Services Manager (RJ),
Committee Officer (MEH).
- APOLOGIES:** None
- ALSO PRESENT:** Local Members: Councillors Margaret M Roberts and Ieuan
Williams (application 7.2); Dafydd R Thomas (application 12.3)
- Councillors Llinos M Huws, Aled M Jones, G O Jones, Bryan
Owen, Bob Parry OBE FRAGS.

The Chair extended her best wishes to Mr John Alwyn Rowlands, Development Management Engineer (Highways) who will be leaving the Authority for a new post with Conwy County Borough Council.

1 APOLOGIES

None received.

2 DECLARATION OF INTEREST

Declarations of Interest received from the following :-

Councillor Glyn Haynes declared a personal and prejudicial interest in respect of application 12.6 – Garreglwyd Park, South Stack Road, Holyhead and left the meeting during discussions and voting thereon.

Councillor T LI Hughes MBE declared a personal and prejudicial interest in respect of application 12.6 – Garreglwyd Park, South Stack Road, Holyhead and left the meeting during discussions and voting thereon.

The Development Management Manager declared a personal and prejudicial interest in application 11.1 – Parciau, Llanddaniel and left the meeting during discussions.

3 MINUTES

The minutes of the previous virtual meeting of the Planning and Orders Committee held on 13 January, 2021 were confirmed as correct.

4 SITE VISITS

The minutes of the virtual site visits held on 20 January, 2021 were confirmed as correct.

5 PUBLIC SPEAKING

There was no public speaking.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by this meeting of the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 FPL/2020/150 – Full application for the erection of 9 dwellings together with associated development on land at Bridge Street, Llangefni

The application was presented to the Planning and Orders Committee at the request of a Local Member. At the meeting held on 13 January, 2021 the Committee resolved to visit the site. The virtual site visit subsequently took place on 20 January, 2021.

The Development Management Manager reported the application is for 9 dwellings together with associated development. She noted that there has been no objections to the application by neighbouring properties as part of the public consultation and the applicant has submitted amended plans which include a landscaping scheme together with affording Canolfan Ebenezer with 4 parking spaces. The recommendation is of approval of the application subject to a section 106 legal agreement relating to affordable housing.

The Chair and a Local Member said that she had called in the application due to local concerns but she is satisfied that adequate consultation has been afforded to the local residents.

Councillor Eric W Jones proposed that the application be approved and Councillor K P Hughes seconded the proposal of approval.

It was RESOLVED to approve the application in accordance with the Officer's recommendation and report subject to the planning conditions contained therein.

7.2 FPL/2019/217 – Full application for the erection of 17 affordable dwellings, construction of two new vehicular and 3 new agricultural accesses, installation of a pumping station together with soft and hard landscaping on land adjacent to Craig y Don Estate and Cherry Tree Close, Benllech

The application was presented to the Planning and Orders Committee at the request of two Local Members. At the meeting held on 13 January, 2021 the Committee resolved to visit the site. The virtual site visit subsequently took place on 20 January, 2021.

Councillor Margaret M Roberts a Local Member said that she was supportive of affordable housing in principle as local people are often priced out of their own communities but this application site is located in wet marsh land and which is essential to wildlife habitat. She noted that this development is also outside the boundary of Benllech and traffic and over development in around Benllech are not going to be helped by this proposal and when added to previously approved development in the area. Councillor Roberts said that local school is currently near its capacity with only 11 spare places available.

Councillor Ieuan Williams a Local Member said that his objection to the application is due to the site being located within an AONB area and in a local wildlife zone and he referred to planning policy AMG 6 – protecting sites of regional or local significance within the Joint Local Development Plan which states that sites which cause direct or indirect harm to the local wildlife site or regional demographic sites will be refused. Unless it can be proven that there is an overriding social environmental and/or economic need for the development and that there is no other suitable sites that would avoid having a detrimental effect on sites of local nature or conservation value or local geological importance. Councillor Williams further said that an email was distributed to the members of the Committee by Mr Richard Evans, a former Ecologist from Welsh Government who lives near the site; he clearly states that this site is an important wildlife site and needs to be protected. He further said that it is important to note that the Authority has voted to recognise that there is a climate crisis and protected species needs to be safeguarded.

Councillor Williams said that whilst supportive of affordable housing but not on incorrect sites. This site was put forward by the applicant as a candidate site within the Joint Local Development Plan and the reasons for refusing this site can be seen at SP 146 of the plan. He referred to Denbighshire County Council and Rhondda Cynon Taf's local development plans and noted that he will be applying to the Planning Policy Unit when the Joint Local Development Plan is reviewed that it includes similar wording as regards to protection of wildlife sites. He further noted that he is in opposition to the application due to overdevelopment. He noted that the Joint Local Development Plan has

indicative provision for development of dwellings in each community. The Benllech area has an indicative provision of 90 dwellings but Benllech has seen approval of 147 properties already which is 63% over the indicative provision. He further highlighted the traffic problems already in Benllech over the summer months and the local school is near capacity as is the doctor's surgery. Councillor Ieuan Williams considered that the application should be refused for the reasons given.

Councillor K P Hughes said that he welcomed the comments by the local members that they supported affordable housing and questioned as to the reasons Councillor Margaret M Roberts referred at the last meeting to such developments can create ghettos in places where there are little or no facilities for them. Councillor Roberts responded that when such a development is created at the edge of a village and with young families with no forms of transport, it can create a division within communities.

The Development Management Manager reported that the application is for the construction of 17 affordable dwellings together with associated developments and as noted the land is within the AONB and a wildlife site. The site has been assessed in line with housing policies and is found to be acceptable even though there has been concerns as to the number of dwellings on the site which has now been reduced from 29 to 17 dwellings to reflect the local need that exists in the area. The Joint Planning Unit agrees that it conforms to housing policies and there are no objections from the statutory consultees as regards to this development. She noted that the wildlife site is approximately 57.959 square meters and part of the application site which is located within the wildlife site is 7.847 metres square which is approximately 13.5% of the site. She noted that the email by Mr Roberts Evans referred to by Councillor I Williams is within the planning file of this application and she said that there is no reason to disagree with the comments within the correspondence. She read out part of the email which states 'the land has been neglected due to the lack of management and Gors Efail Newydd falls into this category. It has had limited management for many years as supported by the ecological survey'.

The Development Management Manger further said that whilst the land continues to deteriorate the planning authority does not have the authority to insist that it is managed appropriately. The Ecologist Officer has specified that the proposed development would be located within the worst part of the site and it is intended to impose a section 106 legal agreement on any approval of the application to insist on the management of the site for it to be restored as a wildlife site and ecological enhancement measures and to contribute towards open space together with affordable housing provision and play area facilities. There is no requirement for an educational contribution as a result of this application.

She referred to the local member's comments that the site lies within the AONB but the sheds and gardens of the existing dwellings near the site are on the boundary of the AONB and as part of this proposal there is an intention to landscape the boundary around this development to create a clear definitive edge around the new development. The existing dwellings near the site are

predominantly white in colour and it is intended that the proposed dwellings are to be a darker colour to be a more sympathetic edge of the settlement in comparison to the existing form of development. The Development Management Manager further said that as part of the planning policies there is no need to consider if there are other appropriate sites as part of the housing policies as this is an exception site. She further said that following the comments of NRW a condition will need to be attached as regards to a lighting plan.

The Development Management Manager said that the recommendation is of approval as there are no other sites available for such a development in the area.

Councillor Dafydd Roberts said that there is no mention of a future wildlife plan attached to the conditions attached to any approval of the application. The Development Management Manager responded that it is understood that there has been discussion between the developer and the landowner and there has been agreement between them regarding these measures. She referred to the report as regards to measures to include managing willows, conservation grazing and effective monitoring by vegetation surveys and reports and it will be part of the S106 legal agreement and a management plan will need to be formed as part of that legal agreement.

Councillor K P Hughes referred to the Authority's Local Development Plan and the aim of the people of Anglesey to be able to prosper. He said that he was surprised that two local members were against good quality affordable housing to address local need in the area. The Joint Local Development Plan has been adopted by this Council and opportunities to review the plan will not be possible for a number of years and therefore the Authority must conform to the planning policies within the Plan. He considered that the application will not have a detrimental effect on the local community and conform to local planning policies for affordable housing. Councillor K P Hughes proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

Councillor Vaughan Hughes said that he as a local member has been in local meetings in Benllech regarding this application and the other two local members who have spoken at this meeting are expressing the views of the majority of the local community. He further said that the Joint Planning Policy Unit considers that there are better sites available and the definition of small development needs to be defined and Benllech is in danger of overdevelopment and effect the tourism in the area. He noted that the local primary school is full to capacity. Councillor Vaughan Hughes proposed that the application be refused and Councillor John Griffith seconded the proposal of refusal.

It was RESOLVED to refuse the application contrary to the Officer's recommendations as it is deemed that the application is contrary to planning policies AMG6 and TAI 16.

In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the

opportunity to prepare a report on the reasons given for approving the application.

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

10.1 VAR/2020/60 – Application under Section 73A for the variation of condition (08) (Landscape scheme) and (09) (Approved drawings) of planning permission reference 32C128F (Erection of a dwelling) so as to allow amended design and submission of a landscape scheme after work has begun on land at Ty Newydd, Llanfair yn Neubwll

The application was presented to the Planning and Orders Committee as the application is a departure from the development plan which the Local Planning Authority is minded to approve.

The Development Management Manager reported that part of the dwelling and its curtilage is located outside the settlement boundary defined under the provisions of policy PCYFF1 of the Joint Local Development Plan and it is therefore a departure from the current development plan. Given that there is an extant planning permission for a residential dwelling on the site it does not lead to a recommendation of refusal in accordance with the provisions of policy PCYFF1. She further said that the public consultation period does not come to an end until 11 February, 2021 and requested that the Officers be afforded power to act following the public consultation period if no new representations have been received.

Councillor T LI Hughes MBE proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

10.2 FPL//2020/249 – Full application for the erection of a dwelling together with associated development (so as to amend the design and siting approved under application reference 42C258A) on land to the rear of Tyddyn Orsedd, Rhoscefnidr

The application as presented to the Planning and Orders Committee as the application is contrary to policies of the Joint Local Development Plan in which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the application has extant planning consent and it is considered that the amendments to the design would be an improvement to the previous approved application. There has been opposition to the application by local residents due to private rights in respect of drainage of surface water but these are legal matters outside the planning remit and would need agreement before developing the site. Condition 1 within the report needs to be amended to reflect that the development shall begin no later than 8 December, 2022 due to the fall-back position as the site has an extant planning permission.

Councillor Robin Williams proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation subject to the planning conditions contained within the written report and that Condition 1 within the report be amended to reflect that the development shall begin no later than 8 December, 2022 due to the fall-back position as the site has an extant planning permission.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 MAQ/2020/29 – Minor amendments to scheme previously approved under planning permission FPL/2020/73 so as to amend design and remove condition (08) (drainage in relation to highways) at Parciau, Llanddaniel

The application was presented to the Planning and Orders Committee as the applicants are relevant officers. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

Having declared a prejudicial interest in this application, the Development Management Manager left the meeting during discussion and voting thereon.

The Planning Built and Natural Environment Manager reported that this application is to make minor amendments to the development permitted in August 2020. The amendments refer to amending the glazing to the study on the ground floor front elevation by bringing it in line with the front elevation and rather than a bi-folding door arrangement, the glazing is changed to a more conventional window design with a single glazed door opening. Additionally, the applicants seek to remove condition 8 of the previous approved application as regards to surface water from within the curtilage of the site and the Highways Authority has confirmed that the removal of the condition is acceptable.

Councillor Dafydd Roberts proposed that the application be approved and Councillor Eric W Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions contained within the written report.

11.2 VAR/2020/74 – Application under Section 73 for the variation of condition (06) of planning permission reference 45C83E (conversion of the existing workshop into three dwellings) so as to allow the addition of 2 porches at Tre Wen, Pen Lôn, Newborough

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution. The application is a departure from the development plan which the Local Planning Authority is minded to approve.

The Development Management Manager reported that the application is for the variation of condition (06) of planning permission 45C83E to allow the addition of 2 porches at the front of the dwellings. She noted that there was no opposition to the application by the statutory consultees or local residents but it is reported to the Committee as it is in contrary to planning policy TAI 7 of the JLDP. She further said that the public consultation period does not come to an end until 18 February, 2021 and requested that the Officer's be afforded power to act following the public consultation period if no new representations have been received.

Councillor Eric W Jones proposed that the application be approved and Councillor Dafydd Roberts seconded the proposal.

It was RESOLVED to approve the application and to grant the Officer's power to act following the statutory public consultation period coming to an end.

12 REMAINDER OF APPLICATIONS

12.1 OP/2020/6 – Outline application for the erection of 31 new residential dwellings together with full details of a new estate road at land adjacent to Roebuck Estate, Llanfachraeth

The application had been withdrawn.

12.2 FPL/2020/264 – Full application for the erection of 8 business units (Class B1, B2 and B8), construction of soft and hard landscaping together with associated works on land at former Heliport Site, Penrhos Industrial Estate, Penrhos, Holyhead

The application had been withdrawn.

12.3 FPL/2020/195 – Full application for alterations and extension at Sea Shanty Café, Lon St Ffraid, Trearddur Bay

The application was presented to the Planning and Orders Committee as the application encompasses Council owned land.

The Development Management Manager reported that discussions have been undertaken with the applicant as regards to mitigation and ecological issues together with loss of sand dune areas and potential impact on lizards. She noted that the Council's Ecological and Environmental Adviser has been in discussions with the applicant as regards to moving some of the sand dunes as there is a statutory obligation under the Environmental Wales Act in maintaining and enhancing biodiversity; however the applicant does not own adequate land to meet the criteria. The applicant has offered mitigation proposals under the decking area at the site but the Ecological and Environmental Adviser does not consider that those measures are appropriate nor effective as regards to this application. The Development Management Manager said that due to the objection as noted by the Ecological and Environmental Adviser the recommendation is now of refusal of the application and the application will need to be deferred so as to allow Officer's to prepare a report to the next meeting of this Committee.

Councillor John Griffith proposed to defer the application and Councillor Robin Williams seconded the proposal.

It was RESOLVED to defer the application for the reasons given.

12.4 HHP/2020/302 – Full application for alterations and extensions at 38 Lon Conwy, Benllech

The application was presented to the Planning and Orders Committee at the request of a Local Member.

The Development Management Manager reported that the application is for alterations and extensions to the dwelling including the erection of a new conservatory and new raised patio area towards the rear of the property. The application was called in to the Committee by a local member due to concerns regarding overlooking and loss of privacy to neighbouring gardens. She said that the neighbouring gardens are significantly overlooked already as the current terrace is higher and a condition is proposed to erect screening on both sides of the garden.

Councillor R O Jones proposed that the application be approved and Councillor John Griffith seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions contained within the written report.

12.5 MAO/2020/31 – Minor amendments to scheme previously approved under planning permission FPL/2019/7 (erection of primary school) so as to amend cladding and remove 2 classrooms on land adjacent to Bryn Meurig, Llangefni

The application was presented to the Planning and Orders Committee as the County Council is the applicant.

The Development Management Manager reported that the application is for minor amendments to the application approved under planning permission FPL/2019/7 as the capacity of the new school will be less than originally envisaged and the amended application is to remove two classrooms from the western part of the school.

Councillor Vaughan Hughes proposed that the application be approved and Councillor R O Jones seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions contained within the written report.

12.6 FPL/2020/258 – Full application for conversion of existing tennis court into 3G synthetic surface, replacing existing fencing with new 4.5 metre high fence together with replacing existing lighting with new LED lighting at Garreglwyd Park, South Stack Road, Holyhead

The application was presented to the Planning and Orders Committee as the Holyhead High School and Cybi Primary School will be using the facilities during school hours.

Having declared a prejudicial interest in this application, Councillor Glyn Haynes and Councillor T LI Hughes MBE left the meeting during discussion and voting thereon.

The Development Management Manager reported that the application has been submitted by the Holyhead Town Council to convert the existing tennis court into a 3G synthetic surface which will provide wider activities on the site. The existing fence will be replaced with a 4.5m high open steel mesh fence, which is the recommended height for a 3G pitch. The proposal also involves replacing the existing 8 floodlights with 4 LED floodlights which will be fixed to the existing columns. She said that there are 3 letters of objections to the application and a further letter of objection has been received with regard to concerns as to noise, anti-social behaviour, traffic and parking problems together with the loss of the tennis court. The application will afford tennis provision as part of the baseball provision on site. The Development Management Manager referred to concerns as to disturbance to local residents the site will be afforded to school pupils and the site will be monitored with a CCTV system that is currently on site and a booking procedure will be required for the use of the site. The proposed 4 LED floodlights will improve the current situation and allow light to be contained within the site.

Councillor R O Jones proposed that the application be approved and Councillor John Griffith seconded the proposal.

It was RESOLVED to approve the application in accordance with the Officer's recommendation and subject to the conditions contained within the written report.

12.7 VAR/2020/66 – Application under Section 73 for the removal of condition (10) (obscure glazed screen) of planning permission reference FPL/2019/134 (erection of 8 apartments) at former Primary School, Pentraeth Road, Menai Bridge

The application was presented to the Planning and Orders Committee at the request of two local members.

The Development Management Manager reported that the application is to remove condition (10) of the planning permission FPL/2019/134 which refers to obscured glazed panels on the first and second floor balconies on the western facing elevation of the application which forms part of apartments 6 and 8. The approved apartments are in an advanced stage of construction but are yet to be occupied. Balconies together with a large amount of glazing are predominately positioned on the southern elevation of the apartment block. Whilst the balcony at apartment 6 is only positioned on the southern elevation, the balcony at apartment 8 is a wraparound balcony positioned on both the southern and western elevations. The Committee were afforded pictures of the view from the apartments to the garden of the property Bryn Afon; the property has a terraced garden together with steps and the garage blocks any view to the back of the property at Bryn Afon. The Development Management Manager said that it is considered that there is no unacceptable overlooking to the neighbouring property the recommendation was of approval of the application.

Councillor Robin Williams and a local member said that it is evident from the photographs shown to the Committee that there is overlooking into the neighbouring dwelling and the condition imposed on the approved application was to secure obscured glazing and he did not consider that the occupants of apartments 6 and 8 would be disadvantaged with obscured glazing which overlooks the neighbouring property. Councillor Robin Williams proposed that the application be refused and Councillor K P Hughes seconded the proposal of refusal.

It was RESOLVED to refuse the application contrary to the Officer's recommendation due to unacceptable overlooking to the neighbouring property.

In accordance with the requirements of the Council's Constitution, the application was automatically deferred to the next meeting to allow Officers the opportunity to prepare a report on the reasons given for approving the application.

13 OTHER MATTERS

None were considered by this meeting of the Planning and Orders Committee.

**COUNCILLOR NICOLA ROBERTS
CHAIR**

Planning Committee: 03/03/2021

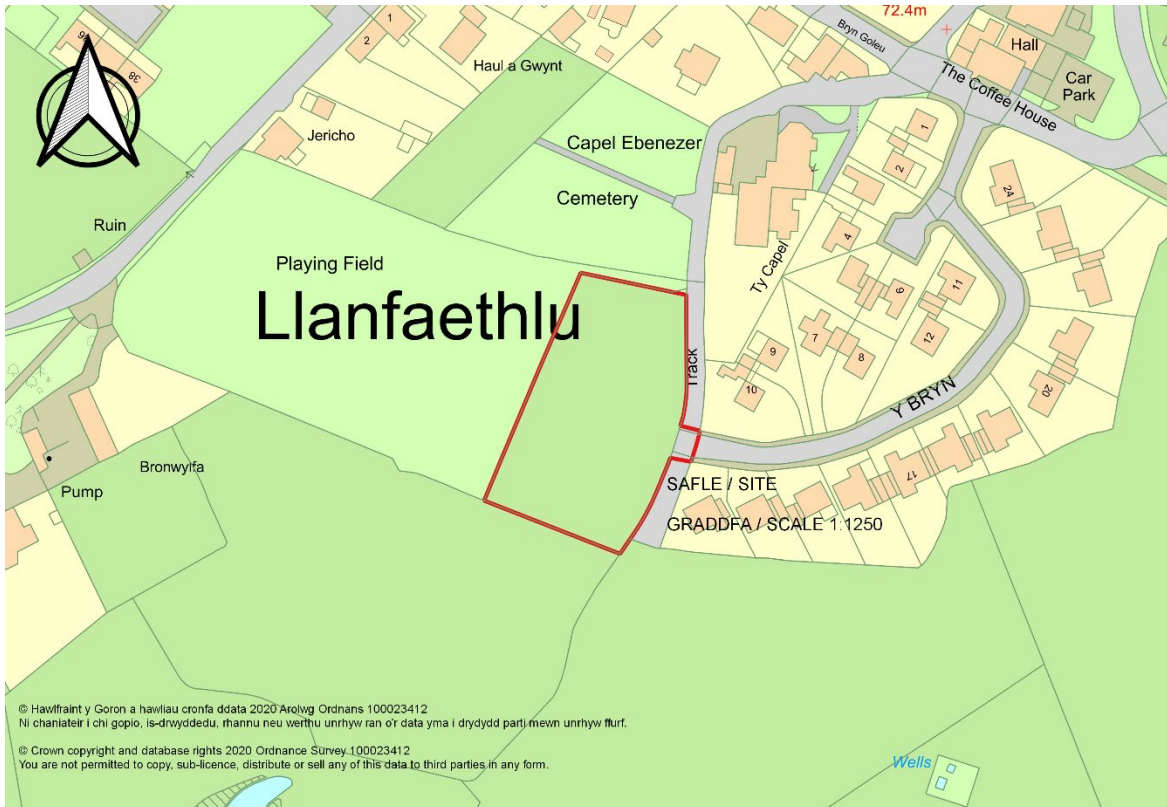
6.1

Application Reference: FPL/2020/247

Applicant: Mr Nigel Ingram

Description: Full application for the erection of 9 dwellings together with associated works on land adjacent to

Site Address: Y Bryn Estate, Llanfaethlu



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Site Visit

Reason for Reporting to Committee

The application has been called to the planning committee by a local member.

Recommendation

It is recommended that members to view aspects of the application site and its environs before the planning application is considered by the planning committee.

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Planning Committee: 03/03/2021

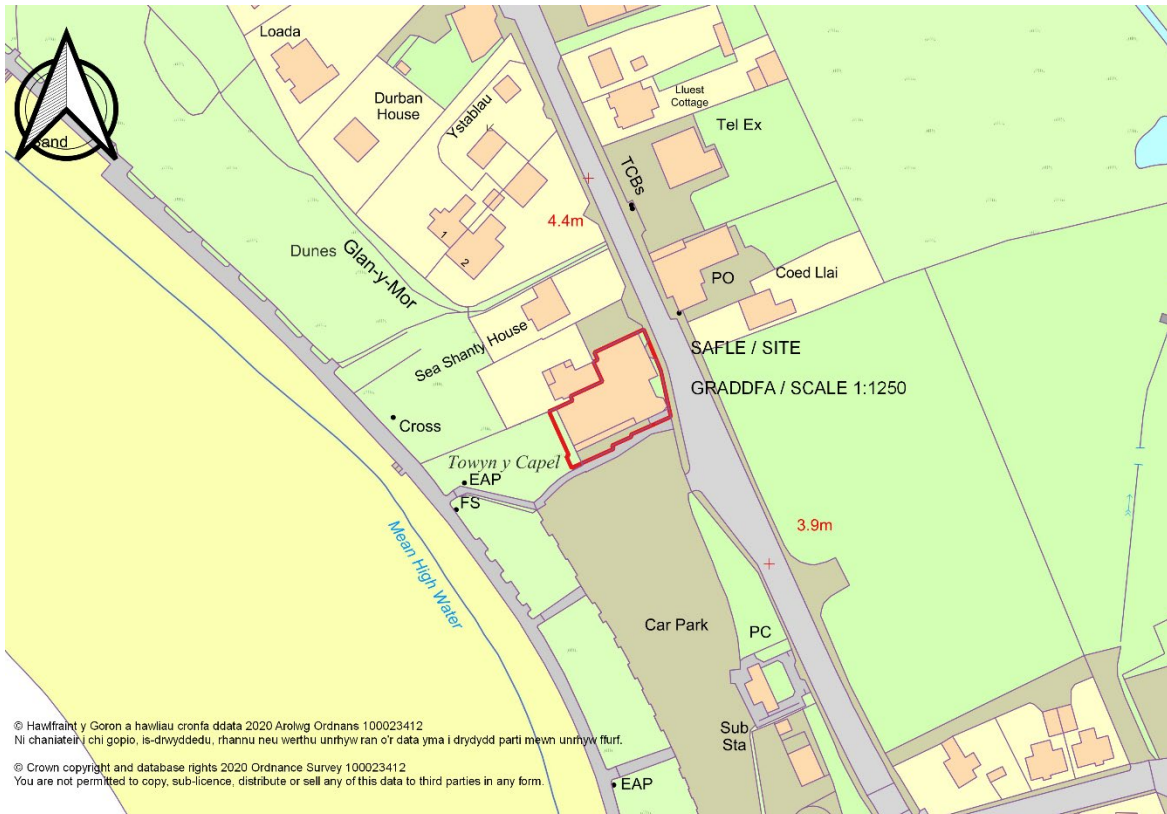
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Application Reference: FPL/2020/195

Applicant: Mr Phil Brown

Description: Full application for alterations and extensions including decked area, associated works and mitigation measures at

Site Address: Sea Shanty Cafe, Lon St Ffraid, Trearddur Bay



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Permit

Reason for Reporting to Committee

The planning application encompasses council owned land.

At the last planning committee the planning application was deferred on ecological grounds.

Proposal and Site

This full planning application is submitted at the Sea Shanty which is a café bar located off Lon St Ffraid in a central location in the settlement of Trearddur Bay. To the south of the Sea Shanty there is an existing public car park. To the west there are sand dunes and the foreshore.

There are two proposals subject to this planning application:

- An extension to the existing which encompasses part of an existing raised decked area on the southern elevation facing the existing car park.
- Provision of a decked area on the western elevation of the building to provide additional outside seating areas. This area would extend west around 3.2 metres along the whole length of this side of the building and would entail removing part of the existing sand dunes (amounting to an area of around 35m² according to the submission) and then erecting a retaining structure of 0.6m in height built with railway sleepers along the new boundary.

The planning application is accompanied by an ecological report and a flood consequences assessment and an update thereof. The planning application is also supported by which details the economic and other benefits which the Sea Shanty has provided and explains why the proposed conservatory and outdoor decking area is required to meet social distancing requirements in the current Covid pandemic so as to preserve the business and mitigate revenue loss. A Welsh Language Statement and a supporting letter explaining that the Sea Shanty provides training and jobs for young Welsh people was also submitted.

Key Issues

- Principle of the development having regard to material planning policy provisions.
- Flood risk having regard to Technical Advice Note 15.
- Landscape considerations
- Ecological considerations.

Policies

Joint Local Development Plan

Joint Local Development Plan
 PS 1 (Welsh Language and Culture)
 TRA 2 (Parking Standards)
 TRA 4 (Managing Transport Impacts)
 PS 5 (Sustainable Development)
 PCYFF 1 (Development Boundaries)
 PCYFF 2 (Development Criteria)
 PCYFF 3 (Design and Place Shaping)
 PCYFF 4 (Design and Landscaping)
 MAN 5 (New Retaining in Villages)
 PS 19 (Conserving and Where Appropriate Enhancing the Natural Environment)
 AMG 1 (Area of Outstanding Natural Beauty Management Plans)
 AMG 3 Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character)
 AMG 4 (Coastal Protection)
 AMG 5 (Local Biodiversity Conservation)

Planning Policy Wales (Edition 10)

Technical Advice Note 4 Retail and Commercial Development
 Technical Advice Note 5 Nature Conservation and Planning "TAN 5"
 Technical Advice Note 12 Design
 Technical Advice Note 13 Tourism
 Technical Advice Note 14 Coastal Planning
 Technical Advice Note 15 Development and Flood Risk "TAN 15"
 Technical Advice Note 16 Sport Recreation and Open Space
 Technical Advice Note 20 Planning and the Welsh Language
 Technical Advice Note 23 Economic Development

Building Better Places – Placemaking and the Covid-19 Recovery (July 2020) Welsh Government

Isle of Anglesey Council AONB Management Plan 2015-2020

Response to Consultation and Publicity

Cynghorydd Dafydd Rhys Thomas: Support, whilst there was some local opposition and controversy regarding the original planning application for the building of the Sea Shanty cafe some years ago. The Sea Shanty has been a great asset to our village. It has made the village a thriving vibrant place and many businesses have benefited e.g. the Post Office, garage shops and indeed other hospitality venues. Even on dark out of season winter days the Sea Shanty brings people to the bay from near and far afield. The Sea Shanty also is important to the economy as many as 60 staff are trained and employed including many young people and local suppliers also benefit greatly. The Sea Shanty is more than a cafe it's a fascinating place to visit and enjoy. There is tremendous attention to detail in the development and has been completed to the highest standards. The owner regularly maintains the building. I can understand the concerns about our environment in this very sensitive area but the increase to the footprint is not large and I am sure the applicant and our environmental officers will minimise any adverse effects and indeed will provide mitigation.

Cynghorydd John Arwel Roberts: The application states it's not in a flood plain? I have concerns about the increase of water coming off the proposed extension on the roof, can the drainage cope? If approved would we see another application in a few years time to enclose the rest of the veranda hence further increasing the amount of water going into a soak away. The car park floods from time to time due to high tides and strong winds. If the authority are happy with the soakaway etc. then I would have no objection on the grounds of tourism and employment, however, if you have concerns then I would ask for a site visit.

The area surrounding the Sea Shanty is crucial to the environment and has taken years to grow back to what it should be and would hope that no new paths etc. are included in the plan.

Cynghorydd Trefor Lloyd Hughes: No observations received.

Trearddur Community Council: Can it be noted please that Trearddur Community Council is opposed to this application for the following reasons:

1. Concerns that the development is eroding the sand dunes and extending the building line along the beach front,
2. The detrimental affect on the habitat and loss of marram grass
3. The risk of weakening the natural sea defences in a flood risk area (TAN 15)
4. We do not believe the applicant owns or has lease of this area.

The Community Council have previously objected to this application on the following grounds: 1. Concerns that the development is eroding the sand dunes and extending the building line along the beach front, 2. The detrimental affect on the habitat and loss of marram grass 3. The risk of weakening the natural sea defences in a flood risk area (TAN 15) 4. We do not believe the applicant owns or has lease of this area. (They would require a lease from Isle of Anglesey County Council) These objections still stand. The County Council supplied the link to the update of TAN 15 regarding coastal flooding and erosion and the Community Council has concerns that any further development within the dunes could result in further risks of coastal flooding and erosion as outlined by the Wales Government. 1. The development site is on the edge of a flood plane 2. Removal of a greater part of the sand dunes has already increased the flooding potential in this area and the County Council are well aware of our continued concerns from previous reporting on : (a) The regular flooding of the adjacent car park together with its associated affects on the unprotected Lon Isallt (b) A flood alleviation scheme that has been put in place to try and keep Ravenspoint Road and the B4525 Road clear is in this area (c) The previous need for a new promenade and sea wall due to wave intensity, to name but a few... The increase in development does not offer any support or benefit to our community on the contrary it has caused severe

parking problems and is a major disruption to road traffic management at a pinch point on the B4525. There is nothing in the supporting letters and documents on file to suggest any support for the community, the environment or local culture and as for the letter supporting the requirement of the Welsh Language, sadly this has not been evident in its operation to date.

Highways: As the proposal does not impact the public highway, or is proposing to generate an increase in traffic to the site, I have no comments to make.

IOCC Drainage/Structures Having assessed the comments of the community council confirm that the proposed extension will not reduce the capacity of the car park to contain overtopping flood waters. The small alterations proposed to the sand dune will not, in themselves, affect the integrity of the dunes. However, I do concur with the Community Council's view that "the gradual eroding of the sand dunes would strip away the natural protection from the wave impact" as such I would caution against any proposals, beyond this application, that encroach further into the dune system.

Regional Emergency Planning Service The North Wales Councils Regional Emergency Planning Service (NWC-REPS) would like to make a number of 'Generic' Observations (applicable to all sites) regarding access and evacuation at sites considered to be at risk of flood.

Information on the registration process for Natural Resources Wales Flood Warnings and the completion of Community and Personal Flood Plans is also listed. Please note that, whilst the North Wales Councils Regional Emergency Planning Service (together with other professional partners including Natural Resources Wales and the Emergency Services) are always willing to provide advice and guidance on Site or Property Flood Plans (i.e. Community Flood Management Plans) they will not 'Rubber Stamp' or 'Sanction' these plans as this is the legal responsibility of the Site / Property Owner and not the Local Authority.

Heritage Advisor: No comments.

Property: The Sea Shanti is partially constructed on land in the ownership of the County Council and leased on a long term ground lease. Discussions are ongoing with regards to a small extension to the existing lease. Following consultation with the relevant local and portfolio members, revised terms will be offered. As standard; there will be a condition that the applicant obtains all necessary permissions. If the proposal is not acceptable from a planning point of view there would be no benefit to either party to proceed with the revision to the existing lease.

Ecological and Environmental Adviser: Any development or activity which leads to loss of sand dune area should be carefully considered; the remaining dunes at Trearddur are a limited resource and there is no effective means of replacing lost areas. Coastal sand dunes are a habitat listed under Section 7 of the Environment Wales Act (2016) as being of principal importance for the purpose of maintaining and enhancing biodiversity in Wales. Likewise, common lizards (present on the dunes) are a species listed in Section 7 also. There is a loss of habitat and potential impact on species here, or there would be no need for the various methodology points. Whilst conditions are recommended to mitigate impacts it is acknowledged that having regard to the Council's duty under Section 6 of the Environment Act to seek to conserve and enhance biodiversity the options for truly lessening risks are less than perfect, and are in effect seeking to make the best of the situation, in the absence of ability to properly restore/ make up for the surface area that will be lost. Whilst it can be argued that the area in question is not large, cumulative effects of losses over the years add up to make the habitat area less and less ecologically viable. Recent historic losses include area for the Sea Shanty itself, and the Dwr Cymru pumping station on the SE side of the car park for example. If size of proposal and precedent are going to be seen as reasons to grant permissions, we cannot rule out the loss of significant further areas in future.

Also required that bird nest boxes were shown on the elevations of the development having regard to the council's under the Environment Wales Act (2016) to seek to maintain and enhance biodiversity whilst carrying out its functions.

Has confirmed that on the basis of the written confirmation received from the applicant's that the pollution prevention guidelines supplied by NRW are followed then the proposal can be deemed to be screened out from requirement for Appropriate Assessment under the Habitat Regulations.

Natural Resources Wales: NRW have been consulted on numerous occasions in relation to the proposals and the initially expressed concerns about the adequacy of the Flood Consequences Assessment but is now content with the proposal as per comments below:

Flood Risk:

The planning application proposes less vulnerable development for the erection of an extension and alterations to the existing building. Our Flood Risk Map, confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability tidal flood outline. Our records also show that flooding within the vicinity of the development site has occurred previously from the overtopping of defences.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate, through the submission of an FCA, that the potential consequences of flooding can be managed to an acceptable level.

The revised FCA shows that the risks and consequences of flooding are manageable to an acceptable level. The FCA states the following: ‘the reduction in width of the dune is not considered to affect the integrity of the dune system which is well protected...’ and ‘the small extension would not affect the stability of the dune system protecting this area of Holyhead’. Whilst no modelling has been submitted in support of this, given the scale of the proposed development and the supporting information, we have no objection to the proposed development ‘on flood risk grounds’ subject to an appropriately worded condition to ensure that the development is carried out in accordance with the revised FCA dated December 2020.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Protected Sites: From the information provided, we consider that the proposal is not likely to have a significant effect on a Anglesey Terns SPA. We are in receipt of the LPA ecologist’s assessment which confirms his view that the proposal is unlikely to have a significant effect on the SPA under Regulation 63 of the Conservation of Habitats and Species Regulations 2017. We also note the applicant’s agreement to abide by PPG6 guidance. They must be included in the ‘approved list of plans / documents’ condition within the decision notice should consent for the project be granted.

Landscape Adviser: The proposed deck extension is to be located to the southwest of the building on the edge of the dune, although the whole width of the deck does not require removal of dune habitat. Photos show that vegetation on the edge of the dunes is not all marram grass with clumps of sea beet. The AONB is located away from this edge and it is not considered that the proposal would affect the setting of the AONB or indirectly affect natural beauty, AONB features or special qualities. This is a busy location and would not affect AONB qualities such as Peace and Tranquillity. The design is a functional deck (there were no details on the plans seen) and would be timber or other decking composite or plastic. These can be coloured or unpainted treated/non-slip surfaced if wooden. Similar considerations apply to benches and seating. If a non-wooden or painted surface is used, it would ideally reflect the appropriate colour palette used for the building. These details could be conditioned or provided pre-determination.

No landscaping is proposed in terms of trees or shrubs and would not be appropriate here. There is a loss of habitat and the effect of this is a matter considered by others. Similar considerations apply to PCYFF 4. There is a loss of an area of natural landscape, a positive feature of the site. The appearance of the deck and associated furniture can be coloured to help visual integration. There are views of the present sitting-out area which is enclosed by timber picket fencing. A timber wall would retain the dunes from the decked area, marginally extending the width beyond the 3 metre strip. No other above ground enclosure is proposed to prevent sand erosion onto the deck or access to the dunes. It is not considered that the proposed deck would affect local views adversely and is in keeping with the character of existing use.

The development is within an area described by LANDMAP as being of Moderate Value and adversely affected by built environment described in LANDMAP as haphazard and poor quality in parts. It is not considered that the site represents this LANDMAP description and contains features and qualities of higher value. Nonetheless, the decking would not cause significant harm to landscape or townscape character. It would through the retaining structures harmonise with the existing landform and landscape at this minor scale and the loss of the traditional feature is localised. Overall in relation to AMG 3 it is considered negligible to slight adverse as a result of the minor encroachment on dune habitat on the scale described.

The comments of the community council were forwarded to NRW who confirmed that their advice above remain valid.

Joint Planning Policy Unit: Policy considerations relevant to the proposal in relation to retailing, landscaping, flooding and the Welsh language are described. In considering the scale of the proposed development, it is considered that the risk that the development would have a significant negative impact on the character and language balance of the community is very low. If possible, it would be a condition that bilingual signs be used in the new development. If it is decided to grant planning permission it is suggested that an explanatory note be included with the award to highlight that the Office of the Welsh Language Commissioner and the Welsh Government include information on their websites about the advantages of the Welsh language in business and what is the role of businesses in maintaining and strengthening the Welsh language in communities, as well as examples of good practice and the experiences of businesses and charities of using the Welsh language.

Gwynedd Archaeological Planning Service: I have reviewed the amended application and can confirm that there are no comments to be made in this instance. The proposed works are both minor in scale, and in a place where previous development has taken place – as such the archaeological potential is very low.

Environmental Health: Considerations in relation to nuisance including working hours/burning of waste, building control, foul drainage, food hygiene and Health and Safety legislation.

The planning application was advertised on receipt and following the receipt additional information and the following representations were received.

Objections - 14

- The Sand Dunes are an integral/iconic part of the Trearddur Bay sea front and for visual, environmental and historic reasons should not be further destroyed given the development that has already been undertaken.
- The sand dunes provide a natural sea defence from storms and flooding. One writer explains that they have already been severely eroded as a result of strong winds/high tides.
- The dunes adjacent to the Sea Shanty are an ancient burial ground and although the many hundreds of bodies have now been removed, it is nevertheless a most important historic site that should therefore be preserved.
- The remaining sand dunes must not be built on, it's an important habitat for wildlife. Far too many wild spaces in Bae Trearddur are being developed.

- It is assumed that the extension to the Sea Shanty would be to accommodate extra business. This in turn will lead directly to a significant increase in people visiting Trearddur Bay. Already we locals have to put up with a considerable increase in Tourist numbers to the Bay (the huge success of the Sea Shanty being very much part of that) with for example, considerable difficulty with driving through the Bay during the main tourist season where car parking arrangements are unable to cope with the present volume of visitors. To increase visitor numbers would impose yet further considerable disadvantage to local people with absolutely no gain whatsoever for them.
- Questioned whether the footprint if the proposed extension remains within the boundary of the business owners land.
- Land owned by the community has already been developed here, is more community land being requested?
- What benefit to the community would this bring? I would suggest none. The only beneficiary would be the Sea Shanty owner and his economic prosperity.
- I see this as a "land grab" which is part of the owners plan to ultimately develop to the point where his business has an open aspect to a sea view, which would once and for all change the profile of the Trearddur Bay sea front.
- Proposal would comprise an eyesore. By enlarging it as per plan would make it look totally out of proportion with its surroundings/overdevelopment.
- Part of the car park has already been taken by the cafe with the resulting chaos during the summer months of nowhere to park.

Support - 14

- This planning application will provide much needed employment to a long standing business who already employ many young people in the tourism/restaurant sector.
- We think the extension would be an excellent idea as it would give them much more space. It is a great family restaurant and we love going there with our children and grandchildren.
- More outside seating welcomed as the writer states that they will currently only eat in outside areas of restaurants. Social distancing considerations referred to by others.
- Employment opportunities for builders and tradesmen.
- Impact of lockdown on businesses and tourism in the area.
- Car park adjacent is in poor condition and could do with surfacing.
- Development would provide more space for locals to get a seat.
- Excellent plan but double yellow lines are required on the main road.
- Proposal will have minimal impact on the dunes.
- Smarten the existing building, sympathetic modest extension.
- Local business growing.

An amended ownership certificate, and an addendum Flood Consequences Assessment and a Welsh Language Statement were subsequently advertised as additional information and the publicity period expired on the 07.01.21.

Objection – 1

- Application form incorrectly implies that the site is in the ownership of the restaurant.
- Queried whether the council has already gifted the land to the Sea Shanty. The whole area was gifted to the community as open space and a large area has already been taken by the original development.
- Overdevelopment which is not needed.
- Proposal contrary TAN 15 proposal could result in coastal erosion, edge of flood plain, removal of dunes has already resulted in flooding elsewhere (adjacent car park), flood alleviation scheme for "Ravenspoint Road" is not fit for purpose and the need for a new promenade/sea wall.
- Removal of any sand dunes will exacerbate the flooding effect in the area, by sea water overtopping and by torrential rain events, pictures are provided in support of this.
- Traffic gridlock due to deliveries and short term parking adjacent, No more customer capacity is required as it benefits nobody except the restaurant and causes additional traffic and pedestrian hazards.

- As a requisite to the development plan there is nothing in the submission to suggest any support or benefit for the community, the environment or local culture.
- Support for the Welsh language has not been evident in the operation to date.

Support -2

- Fantastic use of available land and a credit to the owner and planner for a design that will enhance the already popular site which will certainly boost the local economy , provide jobs and will improve and increase the Sea Shanty experience for all that visit Trearddur and Anglesey, I wish we had such a facility in Cemaes.
- Sea Shanty is a must see destination.
- Provides permanent employment for 37 Welsh speaking staff and 30 others, will create more employment.
- Local suppliers are used where possible.
- Proposal will enhance the appearance of the location, development has been designed by an architect to blend in with the environment.
- Proposal will enable the business to remain viable with increased numbers of visitors in the future. The owner has and will continue to support the local environment and has created a good length of payment along a notoriously dangerous road.

At the time of writing an updated addendum to the ecological report is being consulted upon and publicised. The updated addendum includes monitoring and enhancement measures in respect of sand dunes adjacent to the development which have also now been included within the red line area of the application site.

Relevant Planning History

46C38U/DIS - Application to discharge condition (04) (samples of the external finishing material) from planning permission 46C38S/ECON Condition discharged 22.09.2014.

46C38X/AD - Application for the siting of 2 illuminated signs and 1 sign non-illuminated at Refused/ Approved (split decision) 12.04.2016.

46C38Y/DIS - Application to discharge condition (02) (scheme of illumination) from planning permission 46C38S/ECON (erection of a restaurant) Condition discharged 31.03.2016.

46C38W/DIS - Application to discharge condition (03) being reptile reasonable avoidance scheme from planning permission 46C38S/ECON Condition discharged 17.10.2014

46C38T/DIS - Application to discharge condition (03) being reptile reasonable avoidance scheme from planning permission Refused/ Approved (split decision) 22.07.2014.

46C38V/FR - Full application for the erection of an extension to provide a boat store with a balcony Permitted 21.11.2014.

46C38Q - Erection of a single storey cafe with an attached two storey dwelling house Permitted 19.08.2010.

46C38S/ECON - Full application for the erection of a restaurant Permitted 04.07.2014.

46C38M - Full plans for the erection of a dwelling Refused 09.05.2005.

46C38N - Detailed plans for the erection of 2 dwellings Permitted 10.07.2006.

46C38P - Amendments to planning consent 46C38N Permitted 10.10.2006.

46C38L - Outline application for the erection of a dwelling together with alterations to the existing vehicular access Withdrawn 02.11.2004.

46C38C – Detailed plans for the demolition of existing café and erection of a restaurant/café with owners accommodation Conditionally approved 01.08.1988 subject to a legal agreement requiring demolition of the existing café within 9 months of the erection of the owners accommodation).

46C38B Demolition of existing building and erection of a restaurant/cafe with owners accommodation Withdrawn

46C38A Demolition of existing cafe and the erection of a new restaurant and cafe together with owners bungalow Permitted 01.01.1990.

46C38 Demolition of existing cafe and the erection of a new public house and restaurant together with provision for owners separate living accommodation Permitted 01.01.1990.

Main Planning Considerations

Introduction As can be seen from the planning history that the application site has a long history of being used as a café restaurant. Planning permission was granted for the café restaurant presently on the site under reference 46C38S/ECON in 2014.

The existing café restaurant is partially constructed on land in the ownership of the County Council and leased on a long term ground lease. This planning application is reported to the planning committee on this basis, but would also as per the comments of the council's property section entail a extension to the extent of lease area to accommodate the proposals. The applicant has confirmed that the appropriate notification required under the planning act has been served on the council as landowner.

Principle of the development having regard to material planning policy provisions The proposals being applied for are an extension to the café restaurant which located within the settlement boundary of Treaddur Bay. Treaddur Bay is classified as a Coastal Village under the settlement strategy of the JLDP and whilst this is not a higher order settlement the application site is considered to be in a sustainable location given that it is located on the main Holyhead /Bangor bus route which is one of the most frequent services on the island. It is also material that that Treaddur Bay is an important tourist destination on the Island. The Sea Shanty is one of a number of commercial eateries which have been developed in the settlement over recent years. Taking all these matters into account the proposal is considered to be in a sustainable location.

Planning Policy Wales (PPW) (10 ed, Dec 2018) recognises that strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.(para 5.6.1).

A supporting statement is provided by the applicant which explains why they consider that that the proposals are required in terms of the economic resilience of the business and requirements for safe operation of the café restaurant use given the Covid 19 pandemic. Material guidance is contained is contained in Building Better Places – Placemaking and the Covid-19 Recovery published by the Welsh Government which recognises the impacts described by the applicant and advises decision makers in development management should consider widely what is material to a particular application and apply this to their considerations particularly where the outcome will be a benefit to creating better places.

Criteria 4 of strategic policy PS 13: Providing Opportunity for a Flourishing Economy, states that whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises,

extension of existing businesses in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

The comments of the council's JPPU explain that although policy MAN 5: New Retailing in Villages refers to retail the principles of the policy can be used to assess the suitability of any new business or commercial enterprise within villages. This policy states that new businesses or extensions to existing shops will be granted providing they conform to the listed criteria. The proposal relates to an existing café restaurant all within the settlement boundary in a sustainable location. There is an existing car park adjacent and no issues are raised by the Highway Section in relation to car parking or highway safety. Given that the proposals entail small scale extensions to an existing café restaurant having regard to the policy requirements of MAN 5 it is not considered that there will be a material impact on nearby centres.

There is a residential property abutting to the north and the decked area on the western elevation in close proximity and abuts its residential curtilage. Looking at the planning history it appears that this dwelling was formerly constructed and used in association with the café restaurant. It has been confirmed that this property is still within the applicant's ownership.

Flood risk having regard to Technical Advice Note 15 As explained in the NRW comments the proposal entails less vulnerable development within the C2 flood risk zone which is shown on their development advice maps. Looking at the DAM map it appears that these comments apply to the western part of the café restaurant which is partially within this flood zone and where the proposed decked area would extend further into this flood zone. Given that the decked area is within a C2 flood zone the policy tests in section 6 of TAN 15 would need to be satisfied to align with national planning policy. The applicable first test (ii) in this instance requires that the location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region. As far as this test is concerned the local planning authority are satisfied on the basis of the information provided by the applicant and having regard to the aims of PPW in terms of supporting sustainable and vibrant rural communities and the expansion of existing business that the proposal complies with this policy test.

Section 6 of TAN 15 requires that both the next policy tests (iii) and (iv) are complied with. Test (iii) requires that the application site concurs with the aims of PPW and meets the definition of previously developed land. As far as the decked area on the western elevation is concerned there is a gravel service strip along this gable of the building but the proposals would extend around 3.2 metres into the sand dunes along the whole length of this side of the building and would entail the removal of around 35m² of sand dunes according to the submitted ecological survey. It is acknowledged that this is a relatively small area but this does not meet the definition of previously developed land and part of the proposal does not therefore comply with test (iii).

Test (iv) requires that the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable." NRW have confirmed that the revised FCA shows that the risks and consequences of flooding are manageable to an acceptable level nor will the stability of the sand dunes be affected. Given the scale of the development NRW are content on the basis that planning conditions stipulating that the development is undertaken in accord with FCA. On this basis the proposal is considered compliant with test (iv) of TAN 15.

In accord with NRW recommendation the planning authority have consulted IOCC Drainage/Structures and the Regional Emergency Planning Service on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding and no further matters were raised in this regard.

Landscape considerations The landscape Adviser's comments consider the decking on the west of the building and confirm that the whole length of the deck does not require removal of dune habitat, further that the available photographs show that vegetation on the edge of the dunes is not all marram grass with clumps of sea beet. Further that given mitigation in terms of the external appearance of the decking and

associated structures could be regulated by way of a planning condition. Overall in relation to AMG 3 it is concluded that the proposal would have a negligible to slight adverse as a result of the minor encroachment on dune habitat on the scale described.

Some 200 metres to the east the area is designated as part of the AONB. Paragraph 5.3.5 of PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas. Given that the proposal entails minor alterations it is not considered that the proposed development will materially affect the special qualities of the AONB. NRW raise no issues on this basis. There is a statutory requirement for the Local Planning Authority to have regard to the AONB purposes. Regard has been taken of these policy and statutory requirements and as per the comments of the council's Landscape officer it is not considered that the proposal will material impact on the setting of the AONB having been assessed.

Ecological considerations Policies PS 19 and AMG 5 in the JLDP are material in relation to the protection and enhancement of local biodiversity. Policy AMG 5 (Local Biodiversity and Conservation) states that a proposal affecting sites of local biodiversity importance will be refused unless they can conform to all the listed criteria which require that there is no satisfactory alternative, the need for the development outweighs local nature conservation and that appropriate mitigation/compensation is included.

The council's Ecological and Environmental Adviser states that there is a loss of habitat being the sand dunes and a potential impact on common lizards, further whilst the area in question is not large, cumulative effects of losses over the years add up to make the habitat area less and less ecologically viable. It is also explained that Coastal sand dunes are a habitat listed under Section 7 of the Environment Wales Act (2016) as being of principal importance for the purpose of maintaining and enhancing biodiversity in Wales. Likewise, common lizards (present on the dunes) are also a species listed in Section 7. An updated addendum to the ecological report includes monitoring and enhancement measures in respect of sand dunes adjacent to the development which have also been included within the red line area of the application site is being consulted upon at the time of writing which it is understood are acceptable to the council's ecological advisor and are considered to meet the relevant policy and statutory requirements. The Local Planning Authority accept that there is a need for development given the economic and Covid considerations previously considered. Information has been submitted with the planning application to explain that the proposals comprise part of proposals for safety measures for customers and staff of the Sea Shanty to mitigate loss of revenue given the economic and Covid considerations previously considered. In the circumstances of this planning application it is accepted that there are any alternatives available such as to avoid developing these sand dunes.

The planning application has been screened under the Habitat Regulations by the council and NRW have confirmed that from the information provided the proposal is not likely to have a significant effect on the Anglesey Terns Special Protection Area which is protected ecological site.

Other Consideration A Welsh Language Statement and other supporting information has been submitted with this planning application which has been assessed by the council's JPPU. They conclude that given the scale of the development the risk that the development would have a significant negative impact on the character and language balance of the community is very low. On this basis and including the mitigation recommended in the form of an informative highlighting the advantages of using the Welsh language it is considered that proposal will comply with relevant policy provisions.

Conclusion

The proposal is considered acceptable having regard to the relevant planning policy provisions notably MAN 5 in location which is considered sustainable in Anglesey's context. A supporting statement is provided by the applicant which explains why they consider that the proposals are required in terms of the economic resilience of the business and requirements for safe operation of the café restaurant use given the Covid 19 pandemic. This is a significant material consideration having regard to the economic

considerations and the planning guidance considered in the committee report. The outside decked area on the western elevation of the building is, however, within a C2 Flood risk zone. NRW are now content having regard to the amended Flood Consequences Assessment that the consequences of flooding are manageable to an acceptable level. All policy test with exception of 6 (iii) of TAN 15 are met, though this is a relatively small area it does not meet the definition of previously developed land as required by policy and this part of the proposal does not comply with the policy requirement. An updated addendum to the ecological report includes monitoring and enhancement measures in respect of sand dunes adjacent to the development which have also been included within the red line area of the application site is being consulted upon at the time of writing which it is understood are acceptable to the council's ecological advisor and are thus considered to meet the relevant policy and statutory requirements. Having assessed all these material considerations, however, it is considered that the balance of the recommendation weighs in favour of the development being approved subject to planning conditions recommended at the end of the consultation and notification period and no new material considerations being raised.

Recommendation

That delegated powers are granted to approve the planning application subject to the planning conditions below:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

Site OS Plan A.0.0.1 rev A

Site Block Plan A.0.0.2 rev A

Existing Elevations A.1.2

Existing Plans A.1.1

Proposed Elevations A.02.2 rev B

Proposed Plan A.02.1 rev A

Flood Consequences Assessment (March 2015) Brian Killingworth

Ecological Report, Sea Shanty Resteraunt, Treaddur, Anglesey (November 2020 (revised 15/11/20)Kesterel Environmental Services

Welsh Language Statement (December 2020) W M Design

Flood Consequences Assessment Addendum (December 2020) Brian Killingworth

Email 05/01/21 Re: FPL/2020/195 - Sea Shanty Cafe, Lon St Ffraid, Bae Trearddur/Trearddur Bay (Minor) V4 - NRW Response NRW:01054672 Adrian Williamson

Reason: To ensure that the development is implemented in accord with the approved details.

(03) The decked area hereby approved on the western elevation of the building shall not be operated/used (including any associated lighting) between the hours of 10.00 pm to 08.00am.

Reason To safeguard the amenities of the locality.

(04) The use of the development hereby approved shall be undertaken strictly in accord with the Flood Consequences Assessment Addendum (December 2020) Brian Killingworth and the Flood Consequences Assessment Addendum (December 2020) Brian Killingworth.

Reason To ensure that the risks and consequences of flooding are managed.

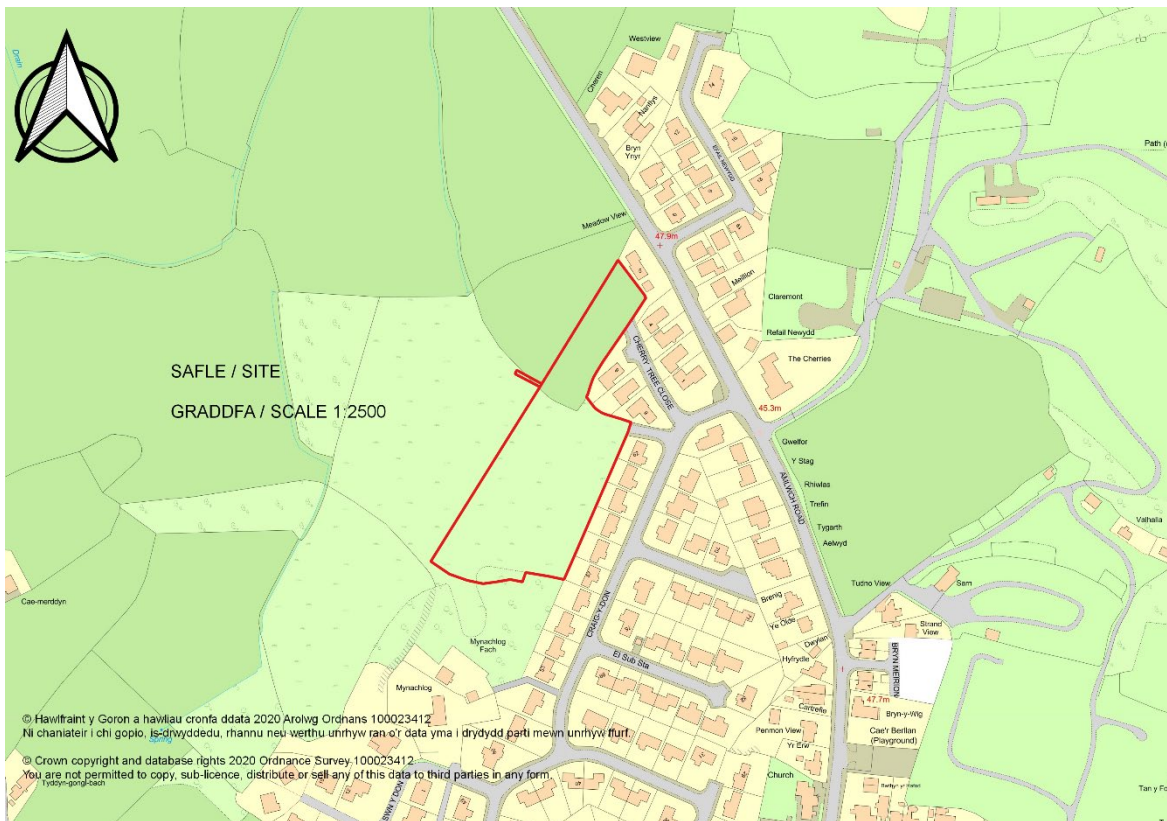
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/217

Applicant: Mr Dylan Davies

Description: Full planning application for the erection of 17 affordable dwellings, construction of two new vehicular and 3 new agricultural accesses, installation of a pumping station together with soft and hard landscaping on land adjacent to

Site Address: Craig y Don Estate & Cherry Tree Close, Benllech



Report of Head of Regulation and Economic Development Service (Iwan Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Members

At its meeting held on the 10th February, 2021 the Committee resolved to refuse the application contrary to officer recommendation. The recorded reason being as follows:

The proposal would be contrary to Policy AMG 3 and TAI 16 of the Ynys Mon and Gwynedd Joint Local Development Plan

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

“Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee’s reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution.” Paragraph 4.6.12.2 requires that;

“The officer’s further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised.”

This report will therefore give consideration to this matter;

Policy AMG 3: The application site is located within a designated Local Wildlife Site, Cors Efail Newydd. The Cors Efail Newydd Wildlife Site was identified by North Wales Wildlife Trust and later formally designated as a local designation as part of the JLDP being classes as a ‘naturalness’. A preliminary Ecological Appraisal has been submitted with the application.

Policy AMG 6 of the JLDP ensures that proposals that are likely to cause direct or indirect significant harm to Wildlife Sites will be refused, unless it can be proven that there is an overriding social, environmental and/or economic need for the development, and that there is no other suitable site that would avoid having a detrimental impact on sites of local nature conservation value or local geological importance. If a development is granted, it will be necessary to ensure that here are appropriate mitigation measured in place.

The Wildlife Site is approximately 57,959 square meters. The part of the application site which is located within the Wildlife Site is 7,847 metres square, approximately 13.5%.

The wildlife site is not currently being managed, and as such losing quality. Following undertaking surveys of the land, some areas of the Local Wildlife Site which will to be lost to the proposed development were found of being lesser ecological interest and the likelihood of any rare species in this area is certainly low. The remaining part of the Wildlife Site is more of a marshy grassland with more potential than the area of land subject to the application.

The Local Authority have no power available to enforce any retention or management of the site and as such the Wildlife Site may continue to deteriorate without any intervention. Although a relatively small proportion of the wildlife Site will be lost as part of the residential development, significant mitigation and enhancement measures in terms of management action and prescriptions for the lifetime of the development are being proposed which are suitable to form the basis of long term Conservation Plan. These measures include managing willows, conservation grazing and effective monitoring by vegetation surveys and reports.

Policy TAI 16: As previously noted there is an identified need in Benllech for affordable dwellinghouses with no alternative sites within the development boundary which can be delivered in a reasonable timescale to address the need. Given due weight to this fact together with the mitigation and enhancement measures being proposed which will improve the un managed Wildlife Site, on balance it is considered there is an overriding social need for the proposed development. In addition, surface water from the proposed development will be directed in a controlled rate to an existing watercourse within the Wildlife Site. This will increase the wetness of the Wildlife Site which would be favourable to the ecological status of the site. There are currently no other sites for similar development therefore it is considered there is no other suitable available site that would avoid having a detrimental impact on sites of local nature conservation value or local geological importance.

Although outline management measures have been submitted, a full and comprehensive management plan to ensure appropriate mitigation and enhancement measures will be secured through a legal agreement to ensure that the works are carried out throughout the lifetime of the development.

The site is located immediately adjacent to the development boundary of Benllech. In terms of the principle of housing development, the development boundary is considered under policy TAI 16 of the Joint Local Development Plan (JLDP). In accordance with this Policy all units would have to be affordable housing that meets a defined local need. The policy states:

“Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.”

The application site is located towards the northern part of the Benllech. The north west part of the development boundary is staggered with no distinctive pattern to the boundary. The application site is considered a reasonable extension to the settlement since the site would only extend the built form towards the current extent of the development boundary around the property of Mynachlog Bach which lies to the South West of the application site. It is considered that the site will not unacceptably intrude and encroach further into the countryside than the general existing form of development. The application site is considered proportionate to size of the settlement of Benllech, which is classed as a Local Service Centre with the JLDP, the second highest tier settlement category of Anglesey.

Policy TAI 16 also states that, if local need has been proven, as an exception to the usual housing policies, schemes for a 100% affordable housing could be suitable on such a site as long as the units cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing. It has to be ensured that all the units are affordable and that there is a local need for them.

The indicative supply for Benllech (including a slippage allowance of 10%) was for 90 units over the plan period. In the period 2011 to 2020 a total of 109 units have been completed within Benllech with a further 36 units in the landbank at April 2020 all of these units are on windfall sites (this 36 units includes the recently approved application (FPL/2019/204) to build 27 affordable dwellings at Ponc y Rhedyn in Benllech). This means that Benllech has achieved its windfall provision.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level (including 10% slippage) for Local Service Centres is 1754 units. 665 units were completed between 2011 and 2019 in all Local Service Centres and that 518 were in the land bank. This means that there is a current shortfall of 571 units. Currently, therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

In terms of meeting a 'local need', the same definition applies as what is stipulated for the proposed affordable unit located within the boundary. The definition of who can live in these units are therefore very specific. Whilst it is noted in the information submitted with the planning application that all the units will be managed by Clwyd Alun Housing Association, it has been confirmed by the Housing Service there is a need for the units being proposed. The assessment includes a Housing Needs Survey and the

consideration of other planning applications, including the proposal for the erection of 27 affordable dwellings at Ponc Y Rhedyn, Benllech. The Housing Service have confirmed there is a need for the affordable units being proposed at both application sites. The Housing Service has also confirmed, outside Benllech there is a large demand for social and affordable housing in the Lligwy Electoral Ward.

The proposal is therefore appropriate in terms of the fact that all the units proposed on the part of the site outside the boundary are affordable. It is also necessary to establish there is a genuine need for these units and that this cannot be met within the boundary of Benllech as noted in Policy TAI 16. If the need for these units have not been suitably justified, the proposal, in terms of the units located outside the development boundary, would be contrary to JLDP as it would provide new houses in the countryside without the relevant justification.

As such, Policy TAI 16 states the requirement to demonstrate that affordable housing to meet a proven local need cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing.

The applicant together with the policy, housing and property section have provided comments with respect to whether or not affordable housing cannot be reasonably be delivered within a reasonable timescale on a market site inside the development boundary.

The allocated housing site (T32) within Benllech would provide 12 residential units and would provide 4 number of affordable units. The site is owned by the Local Authority and there are no immediate plans to develop the site within the immediate future. It is therefore considered that the allocated housing site will not be delivered in a reasonable timescale. In addition, it considered that Topic Paper 6: Urban Capacity Study (February 2015) has not identified significant development opportunities with the settlement boundary of Benllech. The agent has also provided information confirming that there are no dwellinghouses within Benllech that could be considered as being at an affordable price. The Housing Section have confirmed this point.

It is considered there are only limited opportunities to meet any identified need in the settlement within a reasonable timescale. An application for 6 residential apartments has recently been refused which would have provided 2 affordable units. In light of this evidence and the lack of previous affordable units being delivered within the settlement the policy and housing section are of the opinion that the exception site will help to meet an identified need.

With respect to the viability and deliverability of the site, it is considered that the site is on the 'Reserve and Potential' list of the Council's Program Delivery Plan (PDP). The Housing Service also proposed to fund the proposed development through a Social Housing Grant within the next 5 years. It is therefore considered there is a high element of certainty that this site will be brought forward within a reasonable timescale and consideration has been given towards its viability.

Conclusion

Cors Efail newydd is identified as a Local Wildlife site in the Plan but there are no policies or mechanisms within the Plan to ensure that it is managed or protected. The site is deteriorating and without long term management the attributes which led to its designation may be lost. The application proposals provide an opportunity for a long term management plan which will seek to restore the site and secure its management and future biodiversity and habitat value.

The site is an exception site for affordable housing for a proven local need and in accordance with exception site criteria is located outside but adjoining the development boundary. The need for affordable housing at the scale proposed is demonstrated and the application complies with policy TAI 16 criteria.

Recommendation

Permit the application subject to conditions and a section 106 agreement to include the affordable housing, ecological enhancement measures and contribution towards open space.

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Location Plan 18-226-SP-01 Rev B
- Gable Elevation – 4B6P-404 Rev C
- Gable Elevation – 4B6P-403 Rev B
- Rear Elevation – 4B6P-402 Rev B
- Front Elevation – 4B6P-401 Rev C
- First Floor Plan – 4B6P-202 Rev B
- Ground Floor Plan – 4b6p-201 Rev B
- Roof Plan – 4B6P-203 Rev C
- First Floor Plan – 4B6P-102 Rev B
- Ground Floor Plan – 4B6P-101 Rev B
- Gable Elevation 2 – 3B5P-404 Rev C
- Gable Elevation 3B5P-403 Rev C
- Rear Elevation – 3B5P-402 Rev C
- Front Elevation – 3B5P-401 Rev C
- First Floor – 3B5P-202 Rev C
- Ground Floor – 3B5P-201 Rev C
- Roof Plan – 3B5P-203 Rev C
- First Floor – 3B5P-102 Rev C
- Ground Floor – 3b5p-101 Rev C
- Gable Elevation 2 – 3B5PDC-404 Rev B
- Gable Elevation – 3B5PDC-403 Rev A
- Rear Elevation – 3B5PDC-402 Rev B
- Front Elevation – 3B5PDC-401 Rev A
- First Floor Plan– 3B5PDC-202 – Rev B
- Ground Floor Plan – 3B5PDC-201 – Rev B
- Roof Plan – 3B5DC-103 Rev B
- First Floor Plan - 3B5PDC-102 Rev B
- Ground Floor Plan 3B5PDC-101 Rev B
- Side Elevation – 3B5PB-404 Rev B
- Rear Elevation – 3B5PB-403 – Rev B
- Side Elevation – 3B5PB-402 Rev A
- Front Elevation – 3B5PB-401 Rev B
- Ground Floor Plan – 3B5PB-201 Rev A
- Roof Plan – 3B5PB-102 Rev B
- Ground Floor Plan – 3B5PB-101 Rev B
- Gable Elevation – 2B4P-404 Rev C
- Gable Elevation – 2B4P-403 Rev C
- Rear Elevation – 2B4P-402 Rev B
- Front Elevation – 2B4P-401 Rev B
- First Floor Plan – 2B4P-202 Rev C
- Ground Floor Plan – 2B4P-201 Rev C
- Roof Plan – 2B4P-103 Rev C

- First Floor Plan – 2B4P-102 Rev C**
- Ground Floor Plan – 2B4P-101 Rev C**
- Proposed Site Layout Overall Masterplan – 18C226-SP03-1 Rev F**
- Proposed Site Layout – 18-226-SP03-2 Rev F**
- Proposed Site Layout (Sheet 2) – 18-226-SP03-3 – Rev F**
- Proposed Site Layout Landscape and External Works – Sheet 1 – 18-226-SP04-1 Rev E**
- Proposed Site Layout Landscape and External Works – Sheet 2 – 18-226-SP03-3 Rev E**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

(04) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution to the water environment.

(05) Prior to the construction of the dwellings hereby approved details of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: to ensure better integration of the proposal on the AONB boundary as required in PCYFF 3, PCYFF 4 and AMG 1

(06) All planting in the approved details of landscaping (contained in Landscape and External Works plans 18-226-SP03-3 Revision E and 18-226-SP04-1 Revision E) shall be carried out in the first planting seasons following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: to ensure establishment of planting proposed on the AONB boundary as required in PCYFF 4 and AMG 1

(07) No development shall commence until full details for reasonable avoidance measures (RAMS) for various protected species as outlined with the Preliminary Ecological Appraisal (Etive Ecology Ltd) is submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the approved detail.

Reason: In the interest of protected species.

(08) a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(09) The proposed 1.8 meter-high fence as and as delineated on the submitted plan (dawning reference – Proposed Site Layout 18-226-SP03-2 Rev F & 18-226-SP03-3 – Rev F) shall be erected before the units hereby approved are occupied. The fencing shall not be removed at any time. If the fencing needs to be replaced/changed for whatever reason the replacement shall be of the same height and type and in the same position.

Reason: In the interest of residential amenity

(10) The access shall be laid out and constructed strictly in accordance with the submitted plan before any of the dwellings are occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(11) The estate road(s) and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(12) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(13) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(14) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority. The management and maintenance plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(15) No development shall commence until plans are submitted and approved by the Planning Authority showing details of the following:

- o longitudinal and cross sections through the estate roads showing the proposed road levels relative to the existing ground levels and proposed garage floor levels.
- o the surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall.
- o the location and the type of street lighting furniture.

The development shall thereafter be carried out in accordance with the approved detail.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(16) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(17) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for loading and unloading and the storage of plant and materials;**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(18) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, include an assessment of the potential to dispose of surface and land water by sustainable means and a maintenance and management plan for the sustainable drainage scheme and its impact upon the Cors Efail Newydd, Local Wildlife Site. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2020/66

Applicant: Mrs Jennifer Jarvis

Description: Application under Section 73 for the removal of condition (10) (Obscure glazed screen) of planning permission reference FPL/2019/134 (Erection of 8 apartments) at

Site Address: Former Primary School, Pentraeth Road, Menai Bridge



Report of Head of Regulation and Economic Development Service (Iwan Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 10th February, 2021 the Committee resolved to refuse the application contrary to officer recommendation. The recorded reason being as follows:

The proposal would lead to unacceptable overlooking to the neighbouring property.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

“Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers

to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that:

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to this matter:

The condition requiring screening was imposed in order to protect the amenities of neighbouring occupiers. Now that the units are built it is possible to assess the extent of any overlooking from the relevant balconies and window. Whilst a terraced area of the adjoining property at Bryntirion would be overlooked, the existing garage at the property obscures direct views to the rear of the property and to all but a small first floor dressing room window. The property has private garden areas which are not overlooked. It is not considered that the overlooking impact from the proposal would be unacceptable in those circumstances.

Recommendation

Permit

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan - 17.5803-6 Rev A**
- **Site Layout - 17.5803-1 Rev G**
- **Proposed Elevations - 17.5803-5 Rev J**
- **Sectional Elevations - South - 17.5803-8 Rev D**
- **Ground Floor Layout Plans - 17.5803-2 Rev C**
- **First Floor Layout Plans - 17.5803-3 Rev E**
- **Second Floor Layout Plans - 17.5803-4 Rev C**
- **Bin Store Details - 17.5803-7 Rev A**
- **Planting Plan - 001 E**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(04) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(05) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(06) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(07) The car parking accommodation shall be completed in full accordance with the details submitted before any of the units hereby approved are occupied and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(08) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(10) The development hereby approved shall be constructed in accordance with the materials specified within the email dated 01/07/2019.

Reason: In the interest of visual amenity

(11) The development hereby approved shall be constructed in accordance with the recommendations provided within the Evans Wolfenden Partnership Site Investigation.

Reason: To prevent pollution to the water environment.

(12) The development hereby approved shall be constructed in accordance with the Anvis Traffic Management Plan

Reason: To ensure reasonable and proper control is exercised over construction traffic and constitution activities in the interest of highway safety

(13) The site shall be landscaped in accordance with the landscaping and planting scheme detailed on drawing 001 E during the first available planting season from the date of this decision. The said trees and shrubs shall be maintained for a period of ten years from planting and any trees or shrubs that die, or become severely damaged, or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: In the interests of the visual amenity of the locality.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Planning Committee: 03/03/2021

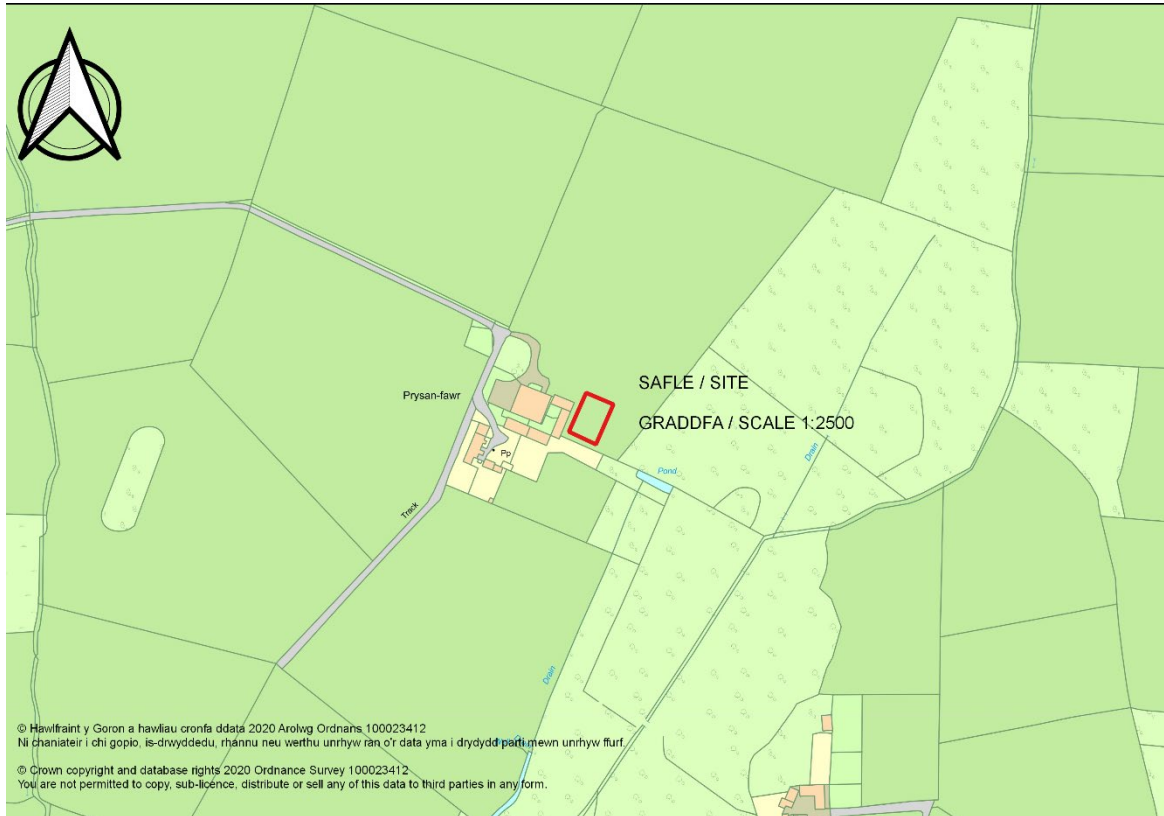
11.1

Application Reference: FPL/2021/7

Applicant: C & A Roberts

Description: Full application for the retention and completion of the agricultural shed together with the installation of a soakaway on land at

Site Address: Prysan Fawr, Bodedern



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution

Proposal and Site

The application is a retrospective application to retain and complete the agricultural shed that has been erected on the land together with the installation of a soakaway.

The site is located in an open countryside location approximately 950 metres away from the development boundary of the nearest settlement of Bodedern (as the crow flies). Access to the site is afforded via a private track which leads off the Class III highways which runs from the B5109 towards the A5.

The property is a Grade II and is an agricultural holding and the shed has been erected to the rear of the listed cowshed.

Key Issues

The applications main issues are whether the development has;

- A detrimental impact on the setting of the listed building,
- Whether the building can be assimilated within the landscape without adversely affecting the character of the locality.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Technical Advice Note 12: Design (2016)

Technical Advice Note 24: The Historic Environment (2017)

Planning Policy Wales (Edition 10, December 2018)

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing this report
Ymgynghoriadau Cynllunio YGC	No response at the time of writing this report
Ymgynghorydd Treftadaeth / Heritage Advisor	No impact on setting of the Listed Buildings
Cyngor Cymuned Bodedern Community Council	No response at the time of writing this report
Cynghorydd Llinos Medi Huws	No response at the time of writing this report
Cynghorydd John Griffith	No response at the time of writing this report
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Recommended the planting of a new native hedge
Cynghorydd Kenneth P. Hughes	No response at the time of writing this report

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties together with the publication of a notice in the local press. The latest date for the receipt of any representation is the 3rd March 2021. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

No previous site history

Main Planning Considerations

The application was submitted following an enforcement investigation. All works in relation to the construction of the building ceased following the intervention of the local planning authority.

Paragraph 14.2.2 of the Welsh Government Development Management Manual states that *'Although it is not a criminal offence to carry out development without first obtaining any necessary planning permission, such action is to be discouraged. The fact that enforcement action is discretionary and should be used as a last resort and only when it is expedient, should not be taken as condoning the wilful breach of planning controls. Powers are available to local planning authorities to bring unauthorised development under planning control, and it is for them to decide which power, or combination of powers, to use.'*

Paragraph 14.2.3 states: *'When considering enforcement action, the decisive issue for the local planning authority should be whether the unauthorised development would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest. Enforcement action should be commensurate with the breach of planning control to which it relates; it is usually inappropriate to take formal enforcement action against a trivial or technical breach of planning control which causes no harm to public amenity. The intention should be to remedy the effects of the breach of planning control, not to punish the person(s) carrying out the breach. Nor should enforcement action be taken simply to regularise development for which permission had not been sought, but which is otherwise acceptable.'*

Impact on settling of Listed Building - The building has been partially constructed to the rear of the Grade II Listed Buildings which forms part of a complete farmstead group with the property.

Policy PS 20 of the Anglesey and Gwynedd Joint Local Development Plan stated that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Proposals that will preserve and where appropriate enhance the following heritage assets, their setting and significant views into and out of the building / area will be granted.

The shed measures 24.2m x 15.2 m x 6.5 m high and is located 4 metres away from the rear of the listed structures. The local planning authority's Heritage Officer had raised concerns initially regarding the use of 'Juniper Green' box profile sheeting cladding and has recommended that the building be finished in matt grey sheeting to reduce its impact against the listed building. The applicant has confirmed that they are happy to amend the finishing material in accordance with the recommendations of the local planning authority's Heritage Advisor.

Whilst it is acknowledged that the building lies in close proximity to the listed buildings its impact is not considered to be so adverse so as to warrant the refusal of the application. Its setting is mitigated by the scale of its footprint and the use of suitable finishing materials in line with the recommendations of the Authority's Heritage Officer. On balance it is considered that the proposal will result in a form of development which preserves the heritage assets on site in line with current policy and which will also assist to integrate the development to form part of the wider landscape.

Impact on surrounding area – Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. The policy goes on to state that proposals must complement and enhance the

character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Materials should be appropriate to its surroundings.

This policy plays an important role in addressing design of new development in order to maintain high quality development. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well-being. New developments should integrate into their surroundings whilst seeking to enhance the overall character of the locality. High quality design will be required for all developments. Policy PCYFF3 sets out a range of issues which must be taken into account.

The building is situated within the farm complex with no immediate neighbouring properties. The site is located in an open countryside location where similar agricultural buildings can be found.

The siting, scale and materials proposed to be utilised in the final construction of the building will ensure a form of development which assimilates well within the landscape whilst also being sympathetic and preserving the listed status of the buildings which lie opposite the application site.

Conclusion

Subject to amendments to the proposed finishing materials in line with the recommendations of the Heritage Officer it is not considered that the development will have a detrimental impact on the Grade II listed buildings or on the surrounding landscape. In addition, it can also be confirmed that a new hedgerow of indigenous native species will be planted in the interests of bio-diversity along the eastern elevation in line with the recommendation of the Ecological Adviser.

Recommendation

Permit

(01) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

PRYSAN/01 – Location plan (1:5000)

Location plan (1:2500)

Reason: To ensure that the development is implemented in accord with the approved details.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Planning Committee: 03/03/2021

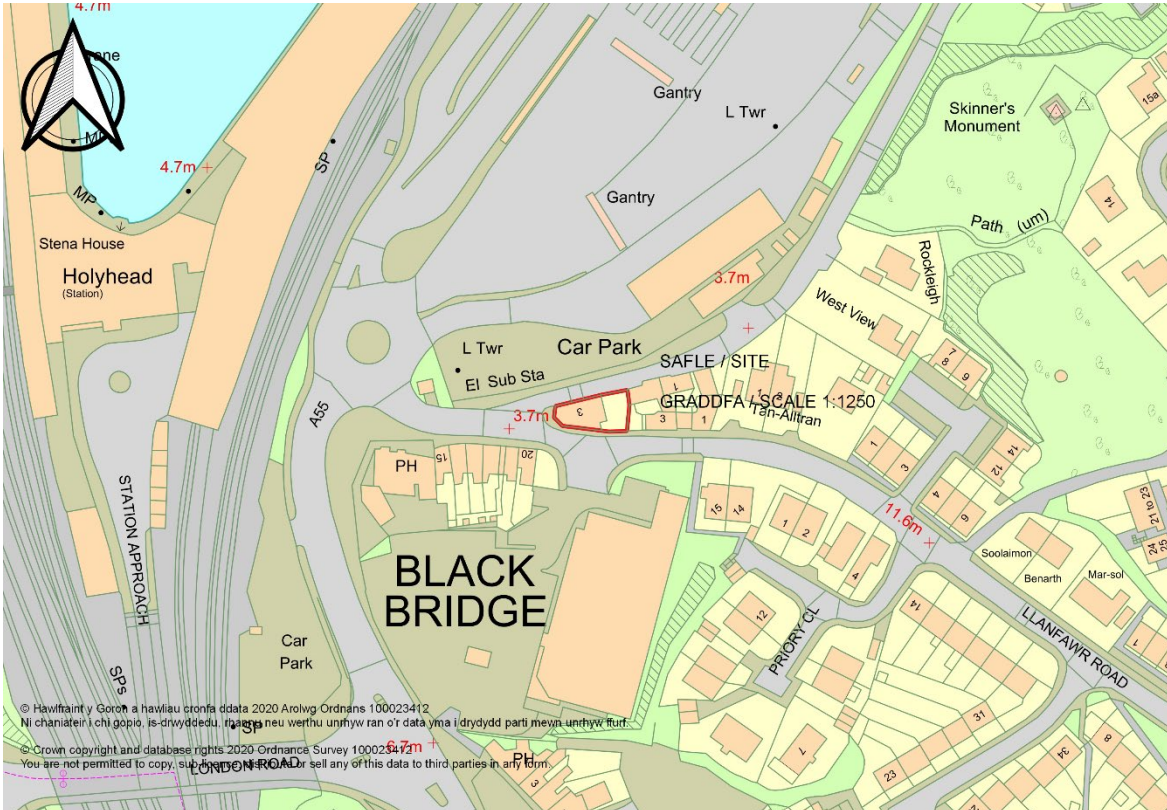
12.1

Application Reference: FPL/2021/1

Applicant: Head of Housing Isle of Anglesey County Council

Description: Full application for change of use of existing listed building into 4 social housing flats together with alterations and extensions at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the Planning Committee as the planning application has been submitted by the Local Authority's Housing Department.

Proposal and Site

The proposed development site is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead. The development proposed is the creation of 4 affordable residential units including a small contemporary extension to facilitate access to one of the units.

Key Issues

The key issues are as follows:-

- Planning Policies
 - Flooding
 - Impact on Surrounding Residential Properties
 - Listed Building and enabling development
- Economic benefits

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres
Policy TAI 8: Appropriate Housing Mix
Policy TAI 15: Affordable Housing Threshold & Distribution
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG 5: Local Biodiversity Conservation
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Policy AT 2: Enabling Development
Technical Advice Note 12: Design (2016)
Technical Advice Note 15: Development and Flood Risk (2004)
Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposal would safeguard the building's future through viable re-use and address a long term problematic building that, due to its dilapidated condition, detracts from its surroundings.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval.
Gwasanaeth Addysg / Education Service	No response at the time of writing the report.
Nathan Blanchard	Comments
Cyngor Tref Caergybi / Holyhead Town Council	Satisfied with the development.
Cynghorydd Robert Llewelyn Jones	No response at the time of writing the report.
Cynghorydd Glyn Haynes	No response at the time of writing the report.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Satisfied with the documents submitted with the planning application.

Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW has confirmed that a revised Flood Consequences Assessment is required to demonstrate that the risks and consequences of flooding can be managed to an acceptable level.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Strategol Tai / Housing Strategy	No response at the time of writing the report.
Adran Rheoleiddio a Datblygu Economaidd / Regulatory and Economic Development	No response at the time of writing the report.
Ymgynghoriadau Cynllunio YGC	No response at the time of writing the report.
Dwr Cymru Welsh Water	Conditional Approval.
Cadw Consultations	No response at the time of writing the report.

Notice has been sent to individual properties surrounding the application site. The expiry date to receive representations was the 10/2/21. At the time of writing the report 1 letter of objection had been received. The main reasons for objection as follows:-

- Lack of Parking/loading and turning
- The site is on a dangerous corner and limited visibility and double yellow lines
- Increase in traffic
- Noise and disturbance from the use
- The building should be demolished so that visibility can be improved.

In response to the objections raised.

- The Highways Authority has confirmed that they are satisfied with the proposal. They acknowledge that there is no parking facility with the proposal; however, they confirm that there are adequate car parking facilities available nearby.
 - The Highways Authority has confirmed that a Construction Traffic Management Plan will be required to be placed on any planning permission for approval of the LPA prior to commencement of work on site.
 - The noise generated from the site will be short term, it is not considered that noise generated from this site will be enough to warrant refusing the planning application
- The planning application is not for demolition of the building and the LPA must determine the application as it has been submitted.

Relevant Planning History

19C/719/LB - Listed building consent for the demolition of 3 Llanfawr Road, to be used as part of planning application ref No 19C400A/TR for the erection of a class A1 retail foodstore and associated car parking on- Withdrawn

19LPA696/CC – Listed Building Consent for the demolition of Plas Alltran, Holyhead – No objection 6/3/96

Main Planning Considerations

Policy Considerations

The building has been empty and disused for many years but has been put forward in informal discussions over recent years for redevelopment. Unfortunately, these discussions have not led to formal proposals or planning applications due to a variety of reasons including economic decline and the costs /

viability of schemes given the listed status of the building. The site has changed ownership over the years with owners interested in pursuing different development options. Previous uses have been primarily residential in nature which would be in the Highly Vulnerable category.

The application site is located within the development boundary of Holyhead. Holyhead is recognised as an Urban Service Centre under the provision of Policy TAI1 of the Joint Local Development Plan. Within the Development Boundary new Housing Proposals is acceptable providing it complies with other policies of the plan.

Paragraph 6.4.21 states that a higher proportion of development will be directed to these Centres.

Affordable Housing

Policy 15: Affordable Housing Threshold and Distribution states that the council will seek an appropriate level of affordable housing. In Holyhead there is a requirement to provide 10% affordable housing on 2 or more units. As this is a development by the Local Housing Department all flats will be for social housing and applicants will be required to qualify to be eligible to live in the flats. The proposal includes 4 no 1 bedroom flats and are affordable by design, as this is a local authority scheme all 4 flats will be affordable. Given the council's ownership of the building, this will be secured through condition rather than a legal agreement.

Flooding

Technical Advice Note 15 – Development and Flood Risk

The building is identified as being in a C2 Flood Zone, the garden area to the rear of the site is outside the C2 Flood Zone. As the proposal increases the number of residential units on the site it is classed as 'Highly Vulnerable' and contrary to Technical Advice Note 15.

Whilst acknowledging that this is a Highly Vulnerable development, consideration has been given to the following:

This is a Grade 2 Listed Building, Policy PS20: Preserving and Where Appropriate Enhancing Heritage Assets states that Local Planning Authorities should preserve and where appropriate, enhance its unique heritage assets. Proposals that preserve or enhance heritage assets such as Listed Buildings should be supported. Policy AT2: Enabling Development also aims to secure the preservation and/or alternative use of a listed building. The existing building has been vacant for a considerable time and the building's condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken. The proposal would safeguard the building's future through viable re-use and address a long term problematic building that, due to its dilapidated condition, detracts from its surroundings.

The tests of TAN 15:

Paragraph 6.2 of TAN 15 New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted.

Highly vulnerable development is classed as being: all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites.

This application is for the conversion of an existing building with use within the highly vulnerable category into 4 social housing flats, therefore it is classed as an increase to an already highly vulnerable development.

However, having balanced the benefits of bringing this Grade 2 Listed Building back into use, the economic benefit and that it would provide much needed Social Housing in Holyhead consideration has been given to section 6 and 7 of TAN 15.

Section 6 and 7 of TAN 15 states:

All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

(i) its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement;

or

(i) its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and

(ii) it concurs with the aims of Planning Policy Wales and meets the definition of previously developed land (PPW fig 2);

and

(iii) the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

The proposal is a regeneration initiative by the local authority to bring this building back into use and therefore complies with criteria and the site complies with the definition of previously developed land. A Flood Evacuation Plan has been produced for occupants of the building and the applicant is currently working on an addendum to the document to address means of escape, warnings, flood barriers etc to address the concerns raised by NRW.

Natural Resources Wales have been consulted and have requested additional information to technically assess the flood consequences of the scheme. This has been provided and a further response is awaited at the time of writing. Albeit however that an increase in highly vulnerable development is proposed, the benefits of the scheme in addressing the ongoing decline of a Grade II Listed Building whose condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken, outweigh the policy objection, coupled with the fact that the proposal would safeguard the building's future through viable re-use and address a long term problematic building that, due to its dilapidated condition, detracts from its surroundings that is considered to be an important gateway to Anglesey and Wales from Ireland; the wider economic benefit of improving this landmark building and the provision of much needed social housing.

Listed Building

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The

house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest.

It has been listed as a good example of a late Victorian, Jacobethan style building, possibly inspired by Plas Mawr, Conwy. Holyhead's first purpose-built doctor's surgery, reflecting the growth of the town in the 19th century. Group value with 1-3 Turkey Shore Rd, 1-2 Tan-Alltran cottages and stable block.

A separate but concurrent application for listed building consent for the conversion of the listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works is being considered. The proposals provide a rare, if not unique, opportunity to establish a beneficial re-use for this important landmark building, securing its long term future and maintenance.

Enabling Development

Policy AT2 of the Joint Local Development Plan (echoing Cadw's publication 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales') states that enabling development which aims to secure the preservation and /or alternative use of a listed building will be granted provided that the criteria within the policy are met, including that

1. It will not materially harm the heritage values of the heritage asset or its setting

The proposals will significantly benefit the heritage value of the asset by securing its restoration and beneficial re-use.

2. It avoids detrimental fragmentation of management of the historic asset.

The proposal is submitted by the Council and the flats will remain in the Council's ownership, being let to tenants in affordable housing need. This will secure a single point long term management for the building as opposed to a private initiative which could see flats being sold to individual owners with potentially no common purpose or mechanism for securing its future management.

3. It will secure the long-term future of the heritage asset and, where applicable, it's continued use for a sympathetic purpose.

The proposal provides a rare if not unique opportunity to secure the long term future of Plas Alltran, with a much needed scheme of affordable housing with associated social and economic benefits.

4. It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.

The proposals sympathetically address the inherent needs of Plas Alltran by providing the minimum number of units possible and minimum intervention to the physical fabric of the building in order to secure its restoration.

5. Sufficient subsidy is not available from any other source.

Although some interest has been shown over the years in redeveloping this building, no schemes have come forward for various reasons. The Council is able to secure appropriate funding for this scheme which is not accessible to private developers. The number of units proposed is the minimum to ensure a viable scheme.

6. It is demonstrated that the amount of enabling development proposed is the minimum necessary to secure the future of the heritage asset, and that it causes minimal harm to other public interests.

The minimum number of units are proposed and rather than causing minimal harm to other public interests, the proposals bring significant benefits in terms of economic and regeneration and affordable housing benefits as well as safeguarding the building itself.

7. The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the disbenefits of breaching other public policies.

The site is partially within zone C2 where the creation of new, or increase in the provision of residential units, which are classed as highly vulnerable development, is not acceptable in accordance with national planning policy. However, given the levels of risk and the significant benefits of the scheme it is considered the proposals decisively outweigh this policy consideration.

Proposals will be subject to an agreed programme of works. The condition or state of restoration of the building or feature must be in accordance with the programme of works prior to the enabling development's occupation.

A condition is proposed to ensure that the restoration of the building is completed in accordance with the proposed scheme prior to any occupation of the building.

Impact on Adjacent Residential Properties

The application site is located in an area with a mixture of residential properties, a public house a supermarket and is located near Holyhead Port. This is a very busy area and it is not considered that the proposal will have a negative impact upon adjacent residential properties bearing in mind how busy the immediate area is. As the existing building is being used for antisocial behaviour and drug use, it is considered that the proposal will remove this problem for adjacent residential properties.

Conclusion

The proposal is for renovation of the existing building into 4 flats for social housing. The application site is within the development boundary of Holyhead and is in a very sustainable location in terms of the services the Town offers.

It is acknowledged that the building is within the C2 flood zone; however, it is considered that the wider benefits of the scheme decisively outweighs this policy objection as the proposal is a regeneration initiative by the local authority to bring this Grade 2 Listed Building back into use and providing much needed social housing at Holyhead as well as bringing about wider economic and regeneration benefits at the entrance to the port.

It is recommended that the application is approved subject to a satisfactory revised Flood Consequences Assessment to demonstrate that the risks and consequences of flooding can be managed to an acceptable level.

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water,

surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

(04) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units/bed spaces;**
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;**
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);**
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.**

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

(05) The development shall take place in accordance with the Mitigation and Recommendations contained within the Preliminary Bat + Protected Species Survey by Cambrian Ecology Ltd dated 12th November, 2020 submitted under application reference FPL/2021/1.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(06) No development shall commence until full details have been submitted to and approved in writing for the two sparrow terrace boxes and Three Swift Boxes to be installed on the proposed building which includes their location. Photographic evidence shall be provided of the sparrow and swift boxes after installation.

Reason: In the interest of ecology.

(07) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Preliminary Bat + Protected Species Survey by Cambrian Ecology Ltd dated 12th November, 2020
- Flood Consequence Assessment by Caulmert
- Flood Evacuation Plan for Residents
- Results of Archaeological Building Record and Archival Research by C.R Archaeology
- Heritage Impact Assessment
- Noise Assessment by Environoise
- Location and Site Plan 100 Rev 1
- Section 1 – Proposed 302 Rev 1
- Section 2 – Proposed 304 Rev 1
- West Elevation – Proposed 208 Rev 1
- South Elevation – Proposed 207 Rev 1
- East Elevation – Proposed 206 Rev 1
- North Elevation – Proposed 205 Rev 1
- Second Floor Plan – Proposed 108 Rev 1
- First Floor – Proposed 106 Rev 1
- Ground Floor Plan – Proposed 104 Rev 1
- Roof Plan and External Landscaping – Proposed – 102 Rev 1

Reason: To ensure that the development is implemented in accord with the approved details.

(08) The restoration of the building must be completed in accordance with the approved plans prior to any occupation of the building.

Reason: To ensure that the proposal is in accordance with Policy AT2 of the Joint Local Development Plan

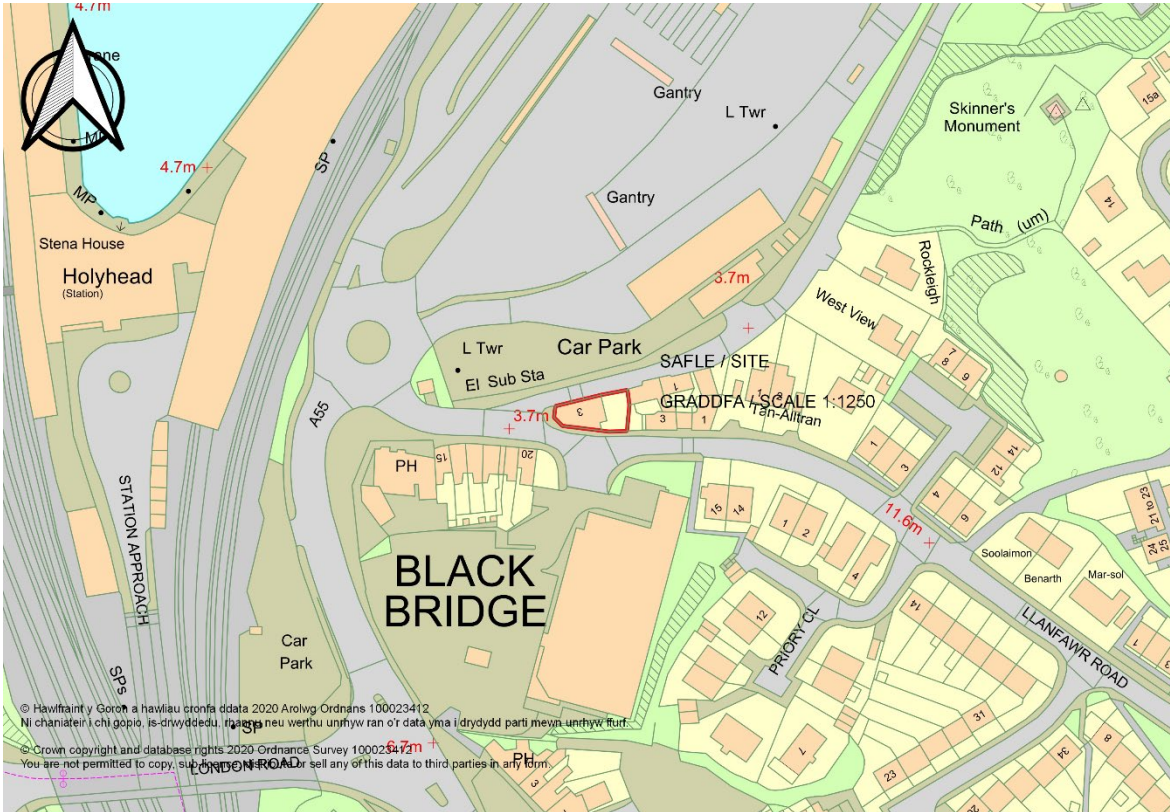
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2021/1

Applicant: Head of Housing Isle of Anglesey County Council

Description: Listed Building Consent for conversion of abandoned listed building into 4 social housing flats, demolition of part of the building and erection of extension in lieu together with external and internal works at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



Report of Head of Regulation and Economic Development Service (Keith Williams)

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted by the council on privately owned land.

Proposal and Site

The proposed development site is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead.

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The

house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest.

It has been listed as a good example of a late Victorian, Jacobethan style building, possibly inspired by Plas Mawr, Conwy. Holyhead's first purpose-built doctor's surgery, reflecting the growth of the town in the 19th century. Group value with 1-3 Turkey Shore Rd, 1-2 Tan-Alltran cottages and stable block.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works.

Key Issues

The application's key issues are:

- Does the Proposal comply with relevant policies and policy considerations.
- Does the Proposal significantly affect the character of the listed building.

Policies

Joint Local Development Plan

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 PPG (Wales) 9th Edition, Chapter 6. The Historic Environment.
 TAN 12: Design and TAN 24: The Historic Environment.
 Anglesey and Gwynedd Joint Local Development Plan (2017) Policy PS 20.
 Historic Environment (Wales) Act 2016 & Best Practice Guidance.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Planning Policy Wales (Edition 10) December 2018 Policies 6.1.10-13.

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

Response to Consultation and Publicity

Consultee	Response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Cadw Consultations	Not Applicable
Cynghorydd Glyn Haynes	No response at the time of writing this report

Cynghorydd Robert Llewelyn Jones	Letter of Support
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing this report
THE VICTORIAN SOCIETY	Design comments taken on board
The Royal Commission on the Ancient and Historical Monuments of Wales	No response at the time of writing this report

Expiry Date: 17 02 21

Representations: Letter of support from one Local member. Gwynedd Archaeological Planning Service had no comments. Victorian Society comments taken on board.

Relevant Planning History

19C/719/LB - Listed building consent for the demolition of 3 Llanfawr Road, to be used as part of planning application ref No 19C400A/TR for the erection of a class A1 retail foodstore and associated car parking on- Withdrawn

Main Planning Considerations

The two storeys plus attics former Doctor's house and surgery built 1890-91 is grade II listed as Plas Alltran (Cadw Ref. 5727). The adjacent group of buildings (1-3 Turkey Shore Road, 1-2 Tan-Alltran cottages, and stable block) are also grade II listed.

The application is for listed building consent for the conversion of abandoned listed building into 4 social housing flats, demolition of part of the building, and erection of extension in lieu together with external and internal works.

The building has been vacant since the early 1970s and is currently in a state of disrepair with holes in the roof allowing water ingress and pigeon infestation leading to structural damage. The building has also suffered from fire damage as a result of arson and vandalism and anti-social behaviour.

Plas Alltran has been on CADW'S Buildings at Risk Register since 2001 and was recently scored as being in a 'Very Bad' condition in a Historic Asset Risk Assessment (December 2020). It was also noted as having had a high decline rate since the last inspection undertaken in 2014. Additionally, the building is on the Victorian Society's top 10 buildings at risk in the UK.

Apart from the proposed small extension much of the proposed external works are deemed to be necessary repair and maintenance works including; the removal of external vegetation from walls and rake out cement mortar joints and repoint with appropriate lime mortar, repairs of external windows and doors installation of secondary glazing, and re-installation of suitable new cast iron rainwater goods.

It is proposed to retain existing historical internal features and to repair existing; joinery, parquet flooring, staircases, plasterwork and ironmongery.

The proposed proportionate contemporary zinc clad extension is considered to be complementary in its simple form, pitched roof, and colour to the existing building and reutilises currently blocked up historic openings.

The proposed small extension would not have a significant adverse impact on the listed building's character.

The proposals do not adversely impact upon the special character and appearance of the listed building or setting of the adjacent grade II listed buildings and, subject to specific conditions, recommend the granting of listed building consent.

At the time of writing this report no letter of objection has been received at this department.

It is noted that the proposed development site abuts an area of flood zone C2 and that the Flood Consequences Assessment report notes that flood mitigation works should not be necessary at present. The findings of the Preliminary Bat and Protected Species Survey have also been noted.

Conclusion

The prominently located listed building has been vacant for nearly 50 years. The building's condition is deteriorating at an increasing pace and will continue to do so until remedial works are undertaken.

The granting of listed building consent (and planning permission) and implementation of the proposals would safeguard the building's future through viable re-use and address a long time problematic building that, due to its dilapidated condition, detracts from its surroundings that is considered to be an important gateway to Anglesey and Wales from Ireland. The proposals would also result in the removal the building from CADW's Buildings at Risk Register.

The proposals would not adversely impact upon the special character and appearance of the listed building or the setting of the adjacent listed buildings.

The department has not, at the time of writing this report, received any letter of objection.

The proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposed design that both protects and enhances the listed building subject to specific listed building consent conditions.

Recommendation

To permit.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

**Location Plan and Site Plan / 100 Rev 1
Roof Plan and External Landscaping - Existing / 101 Rev 1
Roof Plan and External Landscaping - Proposed / 102 Rev 1
Ground Floor Plan – Existing / 103 Rev 1
Ground Floor Plan – Proposed / 104 Rev 1
First Floor Plan – Existing / 105 Rev 1
First Floor Plan – Proposed / 106 Rev 1
Second Floor Plan – Existing / 107 Rev 1
Second Floor Plan – Proposed / 108 Rev 1
North Elevation – Existing / 201 Rev 1
East Elevation – Existing / 202 Rev 1**

South Elevation – Existing / 203 Rev 1
West Elevation – Existing / 204 Rev 1
North Elevation – Proposed / 205 Rev 1
East Elevation – Proposed / 206 Rev 1
South Elevation – Proposed / 207 Rev 1
West Elevation – Proposed / 208 Rev 1
Section 1 – Existing / 301 Rev 1
Section 1 – Proposed / 302 Rev 1
Section 2 – Existing / 303 Rev 1
Section 2 – Proposed / 304 Rev 1
Photomontage Perspective of Proposed Extension / 305 Rev 1
Buildings at Risk Survey Assessment / THP/CADW (22.12.2020)
Flood Consequence Assessment (Draft) / Caulmert
Noise Assessment / 21510R01MWpk
Preliminary Bat and Protected Species Survey / Cambrian Ecology Ltd
Archaeological Building Recording and Research / CR 137-2017
Heritage Impact Assessment / Housing Services IoACC
Design and Access Statement / Housing Services IoACC

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4, and PS 20.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2020/164

Applicant: Amos Leisure

Description: Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at

Site Address: Lleineiog Cottage, Penmon, Beaumaris



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Alun Roberts.

Proposal and Site

The application is made for the conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleineiog, Penmon.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty. The subject outbuilding is listed by virtue of being a curtilage building located to the rear of the principal Listed Building, Lleineiog Manor.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and whether the proposal is acceptable in terms of design and appearance having regard to its listed status and location in a designated Area of Outstanding Natural Beauty..

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 14: The Visitor Economy
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
Strategic Policy PS 1: Welsh Language and Culture
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy TWR 2: Holiday Accommodation
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy AT 2: Enabling Development
Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 23: Economic Development (2014)
Supplementary Planning Guidance Holiday Accommodation (2007)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Roberts	Referred the application to the Planning and Orders Committee
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice.
Dwr Cymru Welsh Water	No objection.
Ymgynghoriadau Cynllunio YGC	No comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Iechyd yr Amgylchedd / Environmental Health	Comments.

Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions recommended.
Cyngor Cymuned Llangoed Community Council	No response at the time of writing the report.
Cynghorydd Alun Roberts	Request that the application be referred to the Committee for determination.
Cynghorydd Lewis Davies	No response at the time of writing the report.
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 12/01/2021.

At the time of writing the report no representations had been received.

Relevant Planning History

35C203B - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn / Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Gwrthod/Refused 15.01.03

35C203C/LB - Caniatad Adeilad Rhestredig ar gyfer addasu'r adeilad allannol presennol yn / Listed Building Consent for alterations to the existing outbuilding at Lleiniog, Llangoed - Caniatau/Granted 01.10.01

35C203D - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn /Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Caniatau/Granted 11.03.04

35C203G - Cais i adnewyddu caniatad cynllunio rhif 35C203D i newydd defnydd adeilad allanol i defnydd gwyliau ac addasu ace ehangu yn / Renewal of permission ref 35C203D for change of use of existing outbuilding into a holiday cottage and alterations and extensions at Lleiniog, Llangoed - Caniatau/Granted 20.07.11

35C203H/LB - Caniatad Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i ddefnydd gwyliau ynghyd a'i addasu a'i ehangu wedi ei ganiatau gynt dan caniatad cynllunio rhif 35C203C\LB yn/ Listed Building Consent for the change of use of outbuilding into a holiday cottage together with alterations and extensions thereto previously approved under planning permission ref 35C203C\LB at Lleiniog, Llangoed - Caniatau/Granted 04.02.11

LBC/2020/17 - Caniatâd Adeilad Rhestredig ar gyfer trosi yr adeilad allanol i fod yn uned gwyliau yn / Listed Building Consent for for the conversion of outbuilding into holiday let at Bwthyn Lleiniog, Penmon - Caniatau/Granted 21.01.2021

SCR/2020/48 - Barn sgrinio ar gyfer newid defnydd yr adeilad allanol i llety gwyliau ynghyd a'i addasu ac ehangu yn / Screening opinion for the conversion of an outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, Penmon - Dim Angen AEA / EIA Not Required - 29.09.20

Main Planning Considerations

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

The existing outbuilding is two-storey with refurbished pitched slate roof. Walls are of solid random stone masonry with brick reveals to openings.

The proposed alterations include the creation of an opening to South-West gable end elevation to provide access to a two storey extension that will accommodate a staircase.

The proposed extension to side utilises an existing stone wall to rear, with the addition of a rendered gable wall and aluminium framed glazing to front and roof. The erection of a covered staircase will allow the removal of an unsightly temporary external staircase.

The proposed scale and height of the extension is subservient to the existing building. The set-back building line, contemporary design, and choice of materials allow an honest approach whilst being respectful to the existing outbuilding.

The proposal conversion and extension is therefore considered acceptable in terms of design and conforms with policy PCYFF 3.

The proposal will also serve to preserve, enhance and secure the re-use of the listed building in accordance with policies PS 20 and AT 2 of the JLDP. Listed Building Consent has already been granted for the development under application number LBC/2020/17 on the 20th January 2021.

The application site is located within a designated Area of Outstanding Natural Beauty and policy AMG1 requires that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

It is not considered that the proposal would adversely affect Natural Beauty, AONB features or special qualities relevant to landscape and therefore accords with policy AMG 1.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance policy TWR 2 and criterion ii.

The proposal is not located within a primarily residential area and will not significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

The proposal is therefore considered to accord with the provisions of policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaption of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 states that in the context of Policy TWR 2 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable, no extensive extensions should be required to enable the development.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey which confirms that no bats were found to be using the building, however in accordance with the advice of the Ecological Adviser and the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bird boxes.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with strategic policy PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

The nearest bus stop is some 0.3km away from the proposal site and the nearest settlements with some level of services are Llangoed, 2.5km away and Beaumaris, 4.5km away. The site is also close to the Wales Coast path and other public rights of way which provide good connectivity with nearby settlements and the wider coast and countryside.

The site is therefore reasonably well located in terms of access to public transport, services and facilities and any concerns there may be in this regard would be outweighed by virtue of the fact that the proposal will bring an existing building back into use and therefore preserve and enhance a listed building.

Conclusion

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB.

Recommendation

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;
(v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(vi) The arrangements for loading and unloading and the storage of plant and materials;

(vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(04) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:

- **Location/Block Plan: 2019-22-40**

- **Plot B Site Plan: 2019-22-42 Rev A**
- **Plot B Proposed Floor Plans and Elevations: 2019-22-41 Rev C**
- **Structural Report, Datrys, July 2019**
- **Heritage Impact Assessment, Cadnant Planning, September 2020**
- **Preliminary Ecological Appraisal Report, WEDC, August 2019**
- **Bat Hibernation Survey Report, WEDC, January 2020**
- **Protected Species Survey, Version 3, York Associates Ecological Consultants, December 2020**

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS14, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG1, AMG5, AT2.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.